3 rooms in Musicians Quarter

€495,000

Musicians Quarter · 3 rooms · 69 m² in size

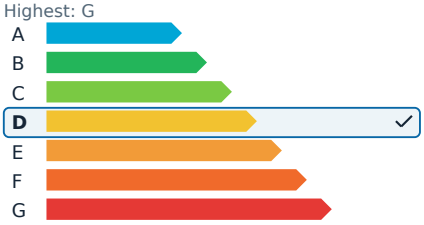


Key details

Surface area	**69 m²**
Rooms	**3**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,760 /yr**

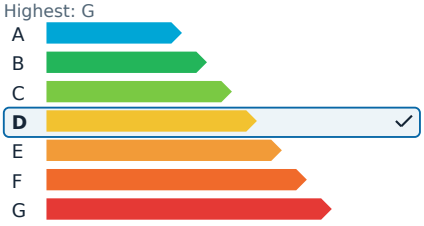
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of Nice's Musicians' Quarter, within the elegant 1940 Art Deco Palais Minerva, this well-maintained building with an elevator hosts a charming three-room apartment with balconies. The property features a spacious entrance, a living room with a balcony, a kitchen with its own balcony, two bedrooms, a bathroom, and a separate toilet. The apartment's cross-ventilation and natural light enhance its generous spaces, offering excellent potential to personalize your living environment. Additionally, a small attic room on the top floor complements the apartment. This location is ideal, just a few minutes' walk from the tramway, shops, the SNCF train station, and the sea. This characterful apartment is perfect as a primary residence, a pied-à-terre, or an investment opportunity.

The estimated annual energy costs are between €1,102, indexed to

the year 2020, including subscriptions.

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