3 rooms in Musicians Quarter

€490,000

Musicians Quarter · 3 rooms · 74 m² in size



Key details

Surface area	**74 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Annual charges	**€3,180 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

In the heart of Nice, within the sought-after Musiciens district, lies a charming apartment offering exceptional brightness and comfort. This 74 m² property is situated on the 4th floor of a prestigious 1970s residence, complete with an elevator.

The apartment is in excellent condition and features a desirable south-north double exposure, ensuring abundant natural light. The spacious living room, filled with sunlight, opens onto a pleasant south-facing balcony, extending the living space outdoors. The separate kitchen provides a practical and enjoyable area for daily use. The sleeping quarters consist of two spacious and bright bedrooms, complemented by a bathroom and separate toilet. A second north-facing balcony enhances the apartment's cross-ventilation feature.

The residence itself is peaceful and secure, offering a desirable residential environment close to shops, public transport, and the amenities of the city center.

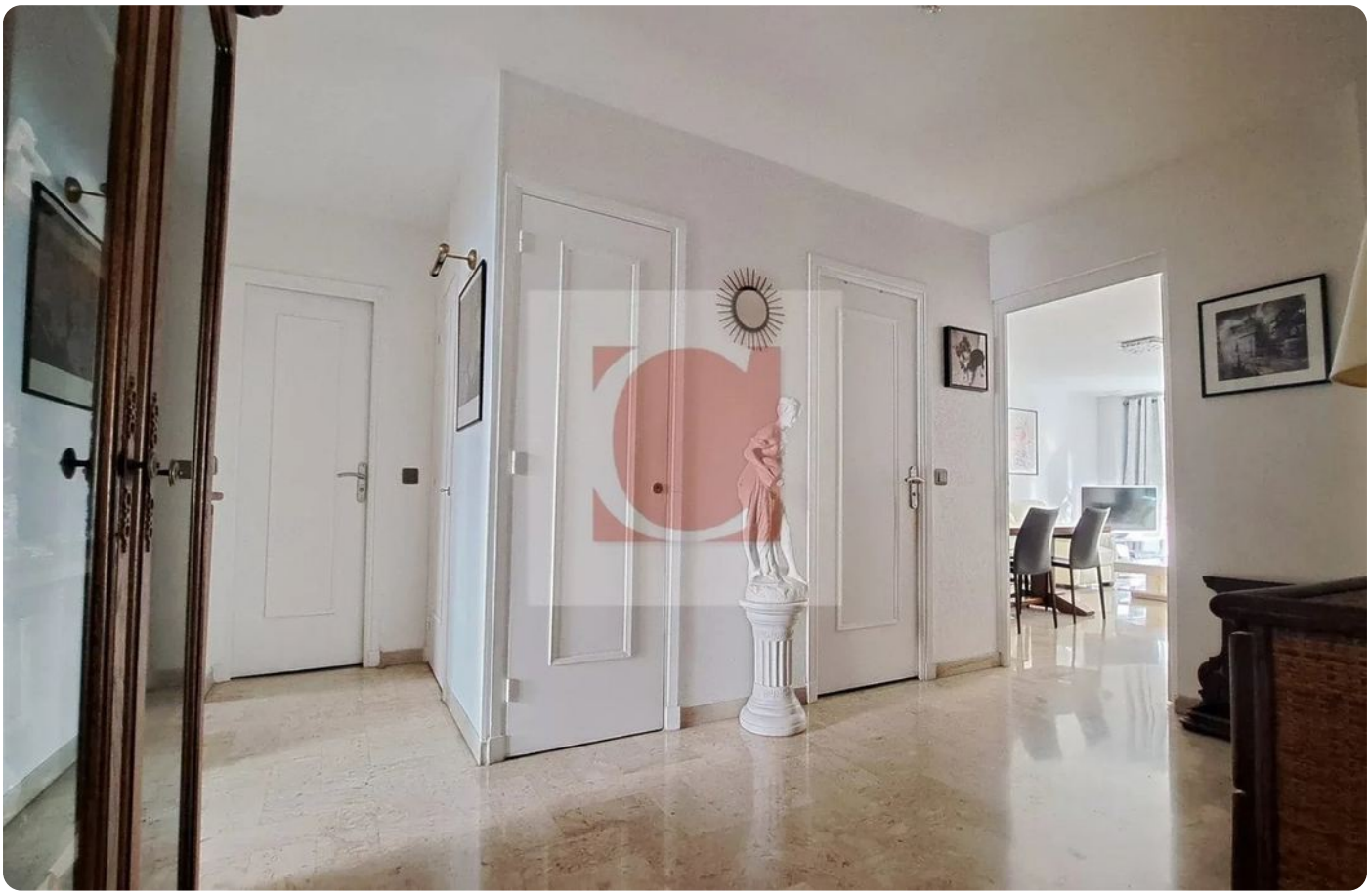
Key features of this property include a Carrez Law area of 74 m², a sunlit cross-ventilated layout, a living room with a south-facing balcony, a second north-facing balcony, two spacious and bright bedrooms, an independent kitchen, a bathroom with separate WC, and a very good general condition. Additional amenities include gas heating, reversible air conditioning, a cellar, and a closed garage in the basement accessible by elevator.

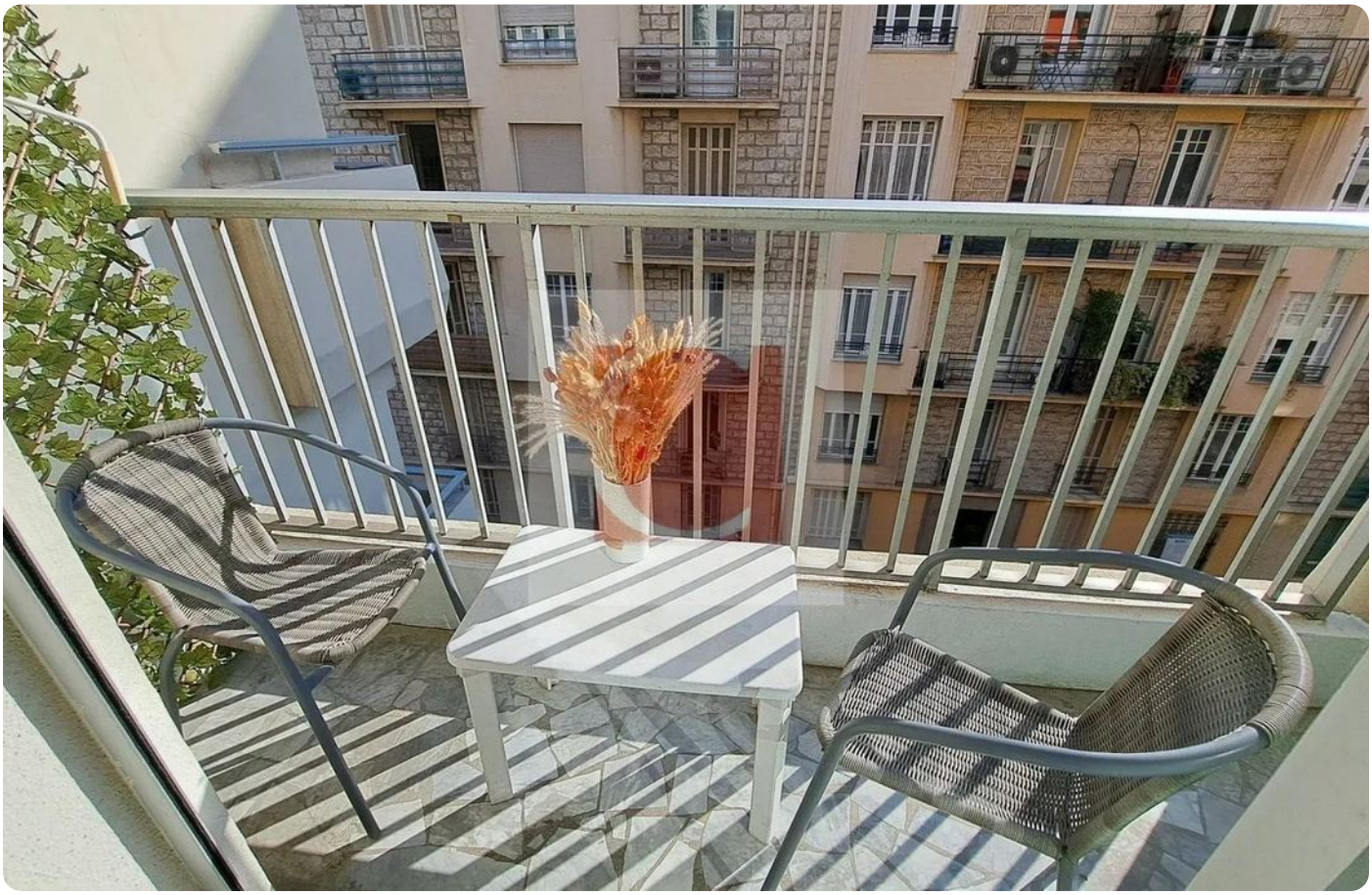
Energy Efficiency Rating: C

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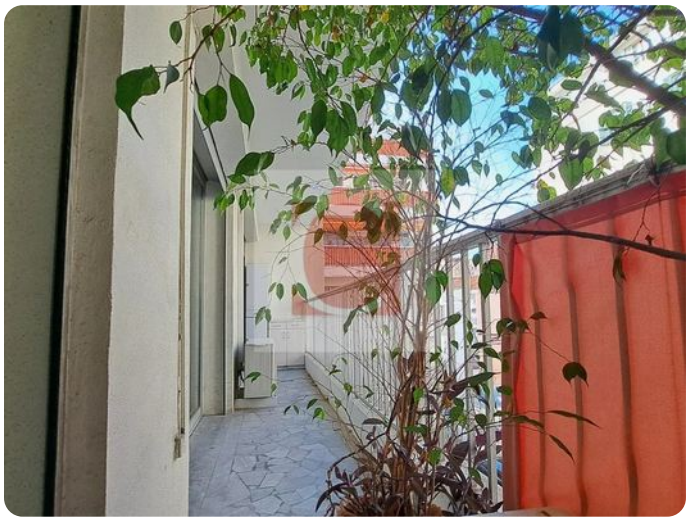


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