3 rooms in Musicians Quarter

€549,000

Musicians Quarter · 3 rooms · 88 m² in size



Key details

Surface area	**88 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

Description

In the heart of the Musicians' district, on the second floor of an elegant Art Deco building, this charming apartment spans approximately 89 square meters and offers impressive spaces. The layout features a spacious entrance hall that leads to the three main living areas: a pleasant living room and a large bedroom opening onto a south-facing balcony, as well as another spacious bedroom with a quiet balcony. A corridor provides access to a fully equipped independent kitchen, a bathroom with a toilet, and numerous storage closets. The apartment, which benefits from dual aspects and two outdoor spaces, is distinguished by its high ceilings and generous volumes. Its layout offers numerous possibilities for transformation to create an interior perfectly suited to your needs. This property is also suitable for a professional office or business use. It enjoys a prime location, in close proximity to amenities and public transport (line 2). This characterful apartment, with its rare volumes, offers great potential in the heart of Nice and is not to be missed.

The agency fees are the responsibility of the seller. The property is part of a co-ownership of 41 lots. There are no ongoing legal proceedings. The energy efficiency rating is E, and the climate rating is also E. The estimated annual energy costs for standard use are between €2,468 and €3,340 for the years 2021, 2022, and 2023, including subscriptions.

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