3 rooms in Musicians Quarter

€315,000

Musicians Quarter · 3 rooms · 66 m² in size



Description

In the heart of the vibrant Musicians district in Nice, this charming three-room apartment offers an excellent opportunity for investors, professionals, or anyone seeking a pied-à-terre in the city. Just steps away from Boulevard Gambetta and the city center, the location provides easy access to tram stops and is a mere 10-minute walk from the iconic Promenade des Anglais and its stunning beaches. The area is bustling with shops and restaurants, making it a convenient and lively place to live.

The apartment is situated in a well-maintained, characterful building and features a large entrance with storage, two spacious separate rooms, a kitchen area, an additional room suitable for a study or dressing room, and separate toilets. This property offers the potential for reconfiguration to suit your specific needs and projects.

Agency fees are the responsibility of the seller.

Key details

Surface area	**66 m²**
Rooms	**3**
Floor	**1st**

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

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de chaque pièce au sens Loi Carrez :

...es	Superficie privative au sens Carrez	Surface au sol
	16,59	16,59
	1,71	1,71
	6,92	6,92
	3,97	3,97
	12,44	12,44
	23,64	23,64

...les lot(s) :

...rrez totale : 65,27 m² (soixante-cinq mètres ca
...sol totale : 65,27 m² (soixante-cinq mètres carr

