3 rooms in Musicians Quarter

€395,000

Musicians Quarter · 3 rooms · 94 m² in size



Description

In the peaceful Musiciens district of Nice, on rue Guiglia, this spacious three-room apartment is located on the first floor of a prestigious residence with an elevator. The property, currently occupied by a long-term tenant, offers a generous 94 square meters of living space. The apartment features a large, corner living room that opens onto a 15 square meter terrace, shared with the kitchen. It includes two bedrooms, a bathroom, and a shower room, all complemented by parquet flooring and ample storage. Additionally, the apartment comes with a cellar. Renovations are required to bring this property to its full potential. The current rent is set at €919 excluding charges. All offers will be considered.

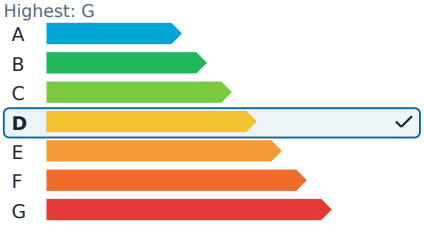
For more information about potential risks to this property, visit the Géorisques website at

Key details

Surface area	**94 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€4,251 /yr**

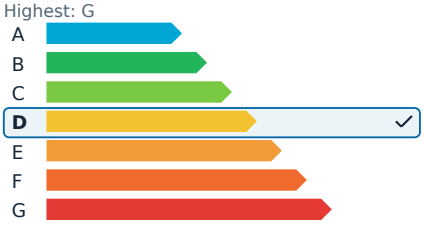
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



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