# 3 rooms in Musicians Quarter

**€299,000**

Musicians Quarter · 3 rooms · 57 m² in size

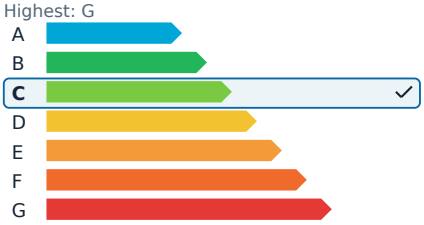


## Key details

| | |
|---|---|
| Surface area | **57 m²** |
| Rooms | **3** |
| Floor | **3rd** |
| Lift | **Yes** |
| Balcony | **Yes** |
| Annual charges | **€2,484 /yr** |

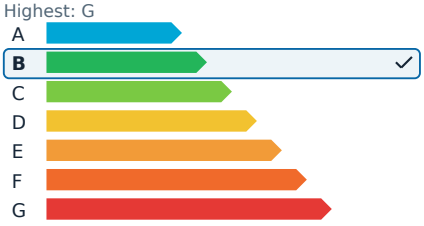
**DPE (Energy)** **C**

Lowest: A
Highest: G




**GES (Emissions)** **B**

Lowest: A
Highest: G




## Description

In the vibrant city of Nice, on rue Berlioz, a three-room apartment is available for purchase. This 57.14 square meter property is situated on the third floor of a residential building. The apartment features two bedrooms and offers the advantage of two balconies, providing dual exposure to both the East and West. The Eastern balcony overlooks a bustling street, while the Western balcony offers a view of the building's courtyard.

The apartment is in need of some refurbishment, presenting a great opportunity for renovation and customization. It is equipped with double-glazed windows on the Western side and single-glazed windows on the Eastern side. The layout allows for ample natural light throughout the day due to its East/West orientation. Heating is provided by individual electric radiators, and hot water is supplied by an individual water heater.

Additionally, a well-maintained cellar is included with the property. The apartment is currently unoccupied, making it an ideal choice for various purposes such as a primary residence, a secondary home in Nice, or a rental investment. The space offers flexibility for reimagining the interior layout and finishes during renovation.

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