3 rooms in Musicians Quarter

€365,000

Musicians Quarter · 3 rooms · 60 m² in size



Key details

Surface area	**60 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,648 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

In the vibrant heart of Nice, on rue Hérold, this impressive three-room apartment offers a prime living experience with its proximity to shops, public transport, and various amenities. Situated on the first floor of a well-maintained building from 2009, the property spans 60.70 square meters and is equipped with an elevator.

The apartment is in excellent general condition, boasting a layout that maximizes space and functionality. It features a pleasant living area with a fully equipped open kitchen, extending to a terrace of over 3 square meters, perfect for enjoying outdoor moments in the city center. The sleeping area includes two bedrooms, a bathroom, and a separate toilet.

Modern features abound, with full air conditioning and a thoughtfully designed layout that allows for immediate occupancy without the need for renovations. The location is a significant advantage, with shops, schools, and public transport just steps away. The SNCF train station and city center are easily accessible, providing the benefits of a dynamic and sought-after urban environment.

This property is ideal for a primary residence, a pied-à-terre in Nice, or a quality investment.

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