3 rooms in Musicians Quarter

€395,000

Musicians Quarter · 3 rooms · 72 m² in size

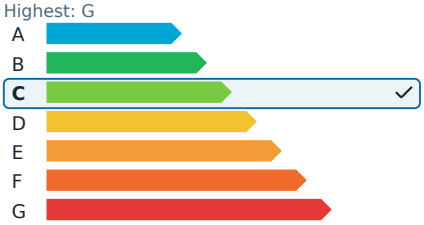


Key details

Surface area	**72 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€3,999 /yr**

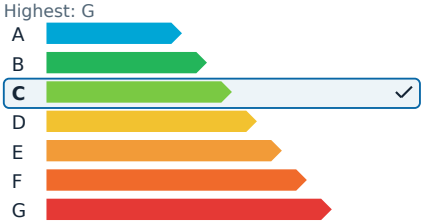
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the vibrant Musicians' Quarter of Nice, near the Rossini area, this charming 3-room apartment offers both convenience and comfort. Positioned on the second floor of a 1930s building equipped with an elevator, the apartment is part of a small condominium with just 10 units. Its proximity to TRAM line 2 and local shops ensures easy access to all necessities.

Spanning 71.12 m², the apartment is in good condition and uniquely occupies the entire first floor, providing a sense of privacy. The high ceilings and dual South and West exposure fill the space with natural light, creating a warm and inviting atmosphere. The layout includes a spacious 31m² living room with a kitchen area, two bedrooms with built-in cupboards, and an additional space that can serve as a dressing room or office. Each room has access to an exterior, with one bedroom opening onto a west-facing balcony and the other rooms leading to a large south-facing balcony. Additional storage is available with a large cellar in the basement.

Energy efficiency is rated as Class D. The monthly charges are €330, covering cold water and heating.

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