3 rooms in Musicians Quarter

€444,000

Musicians Quarter · 3 rooms · 78 m² in size

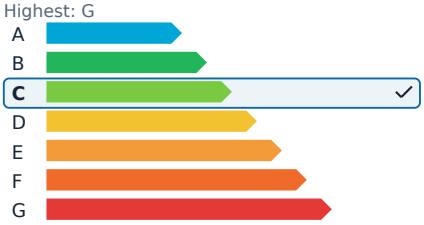


Key details

Surface area	**78 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,504 /yr**

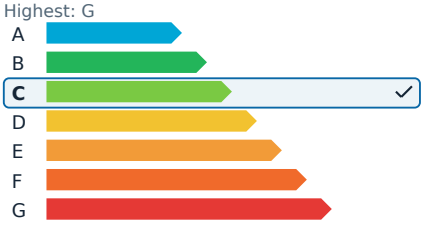
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the vibrant Musicians' Quarter of Nice, this Art Deco apartment offers a unique opportunity for customization and renovation. Positioned on the fourth floor of a six-story building with an elevator, the property boasts a central location with easy access to local shops, schools, Thiers train station, and tram lines, all within walking distance.

Spanning 79 square meters, the apartment features a dual orientation, providing ample natural light. The current layout includes a spacious entrance, a living room, a separate kitchen, two bedrooms, a bathroom, and an independent WC. While the apartment requires a complete renovation, including updates to the electrical system, plumbing, kitchen, bathroom, and finishes, it offers significant potential for transformation. The large entrance and the wall separating the kitchen from the living area present opportunities to create an open-plan living space while maintaining two bedrooms. A proposed layout is available to help visualize the potential redesign.

Additionally, there is the option to purchase a garage, a valuable asset in an area where parking is limited. This property is ideal for first-time buyers ready to undertake renovations, investors, or enthusiasts of Art Deco architecture seeking generous space in a prime location.

Energy class: C.
Annual charges: €2,504.
The property is part of a co-ownership comprising 60 main lots.
Estimated annual energy costs for standard use, based on 2023 energy prices, range from €1,360 to €1,870.
Agency fees are the responsibility of the seller.

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