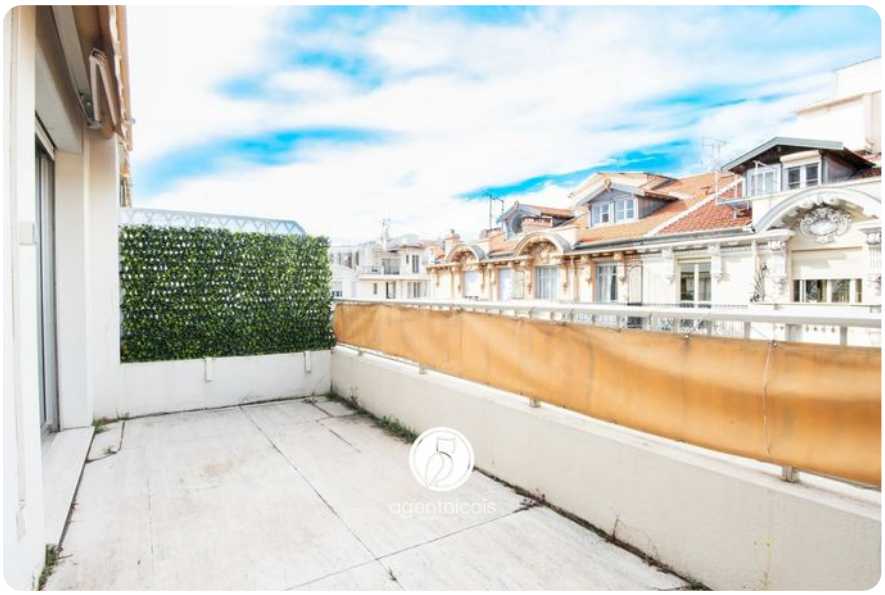
3 rooms in Musicians Quarter

€549,000

Musicians Quarter · 3 rooms · 55 m² in size

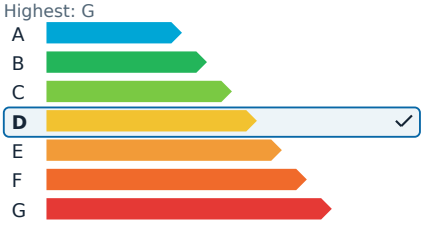


Key details

Surface area	**55 m²**
Rooms	**3**
Floor	**6th**
Lift	**Yes**
Balcony	**Yes**

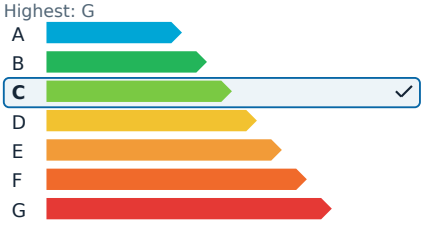
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the vibrant Musiciens district of Nice, this two-room apartment offers a prime location close to all amenities. Situated on the sixth floor, the property provides a great opportunity for customization and modernization according to personal tastes.

The apartment is in good general condition and comprises a living room, a bedroom with storage, an independent kitchen, a hallway, a shower room, and a separate toilet. Two balconies provide additional outdoor spaces, enhancing the living experience. A cellar is also included, adding extra storage options.

With its potential for personal use or as a rental investment, this apartment is a promising opportunity for those looking to embark on a real estate project.

The property is part of a co-ownership with 710 lots and has annual charges of €1,568. Energy consumption is rated at 175 kWh/m² per year, with greenhouse gas emissions at 28 kg CO2/m² per year. Estimated annual energy expenses range from €1,266 to €1,714. There are no ongoing legal proceedings. Agency fees are fully covered by the seller.

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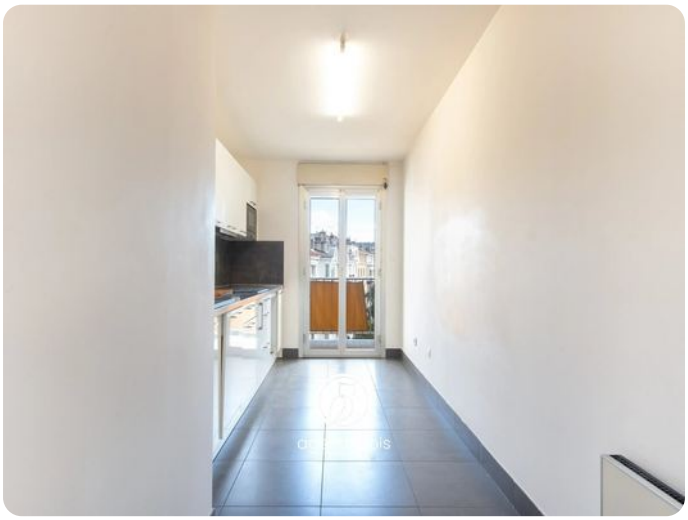
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