3 rooms in Musicians Quarter

€489,000

Musicians Quarter · 3 rooms · 72 m² in size



Key details

Surface area	**72 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€1,800 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

This charming and comfortable 72 m² apartment offers a delightful living experience with its renovated bourgeois style. It features two bedrooms and two balconies, providing a pleasant outdoor space to enjoy. The apartment is located on the fourth floor of a secure building equipped with an elevator. The layout includes an entrance hall, an open kitchen adjoining the living and dining area with a south-facing balcony, two bedrooms sharing a connecting balcony, a shower room, and separate toilets. Additional amenities include a clear view, calm surroundings, a cellar, fiber internet, intercom, and air conditioning.

The residence is conveniently positioned near amenities and public transport, making daily life easier. It is only a short walk from the beaches and the famous Promenade des Anglais. The location is excellent for year-round living, a secondary residence, or as a rental investment. The Nice Airport is just 6 km away, while Monaco and Cannes are 21 km and 33 km away, respectively, offering easy access to other popular destinations.

This property is part of a co-ownership consisting of 29 lots and is free from any ongoing legal proceedings. The monthly management cost is 150€, and the agency fees are covered by the seller.

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