3 rooms in Musicians Quarter

€315,000

Musicians Quarter · 3 rooms · 59 m² in size

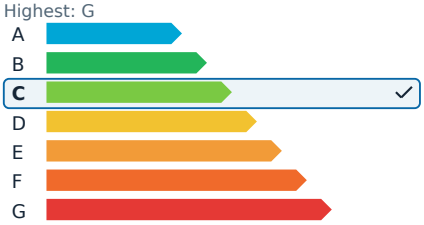


Key details

Surface area	**59 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€2,319 /yr**

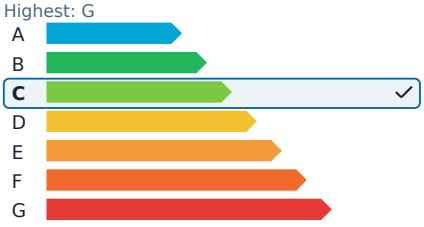
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This charming apartment in Nice offers approximately 60 square meters of comfortable living space, ideal for a couple, a small family, or an investor seeking a strategic location. Situated in a well-maintained building with a caretaker, the apartment boasts a pleasant layout designed for everyday comfort. The living room with an open kitchen creates a welcoming space perfect for enjoying warm moments with family or friends. The sleeping area includes two comfortable bedrooms, a bathroom, and separate toilets, providing a functional and practical setup.

Additional features include a private cellar, offering appreciated extra storage space, and a delightful terrace that extends the living area, perfect for enjoying the sunny climate of the Côte d'Azur. The location is a real draw for city dwellers, with immediate proximity to shops, schools, and green spaces. It is just 300 meters from the tramway and a short walk from the Nice-Ville train station, a significant advantage for those commuting to Monaco or nearby cities by train. Quick access to the city center, the sea, and the Promenade des Anglais is also available within minutes.

Regarding costs, the annual property tax is 1,648 €, and the quarterly co-ownership charges amount to 580 €. The estimated annual energy expenses for standard use range between 850 € and 1,220 €, based on average energy prices indexed to the year 2021, including subscriptions. The agency fees are covered by the seller.

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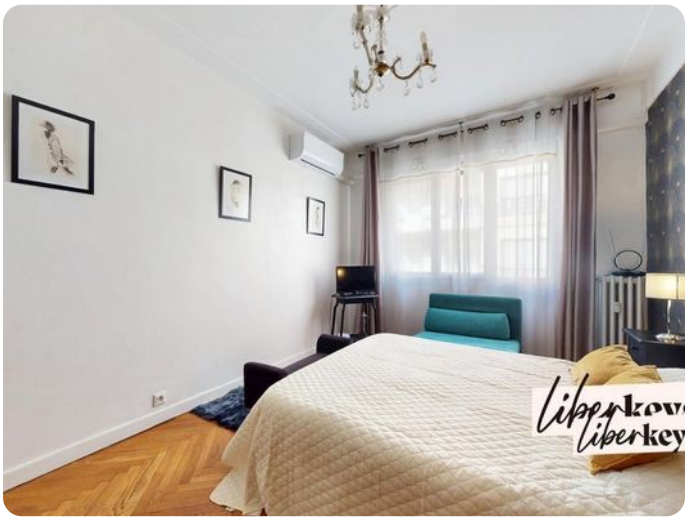
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