3 rooms in Musicians Quarter

€320,000

Musicians Quarter · 3 rooms · 59 m² in size

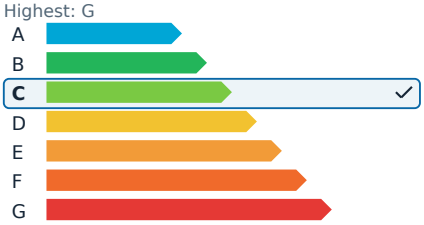


Key details

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

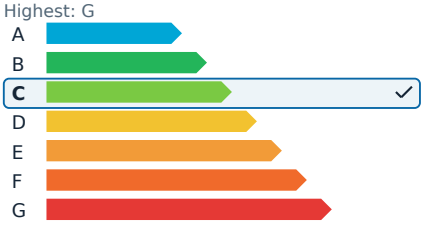
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This charming apartment in Nice offers approximately 60 square meters of living space, making it an attractive option for couples, small families seeking comfort in the heart of the city, or investors looking for a strategic and desirable location. Situated in a well-maintained building with a caretaker, the apartment is designed for everyday comfort. The living area features an open-plan kitchen, creating a welcoming space perfect for family gatherings or entertaining friends.

The sleeping area includes two comfortable bedrooms, a bathroom, and separate toilets, providing a functional and practical layout. A private cellar adds valuable storage space. The apartment also boasts a pleasant terrace, extending the living space and allowing you to enjoy the sunny climate of the Côte d'Azur. It can be sold with its current furnishings, offering a turnkey solution for interested buyers.

The location is ideal for city dwellers, with immediate access to shops, schools, and green spaces. It is just 300 meters from the tramway and a short walk to Nice-Ville train station, a major advantage for those commuting to Monaco or nearby towns by train. Quick access to the city center, the sea, and the Promenade des Anglais is also a highlight.

The annual property tax is €1,648, and the quarterly co-ownership charges are €580. Estimated annual energy costs 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 the responsibility of the seller.

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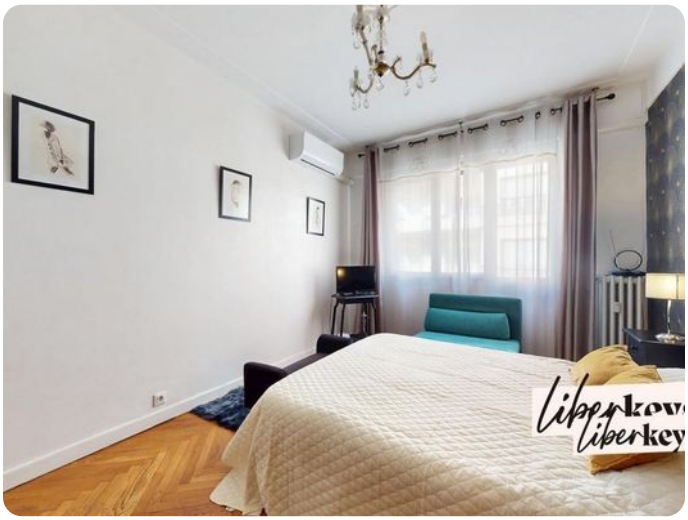







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