3 rooms in Musicians Quarter

€390,000

Musicians Quarter · 3 rooms · 60 m² in size

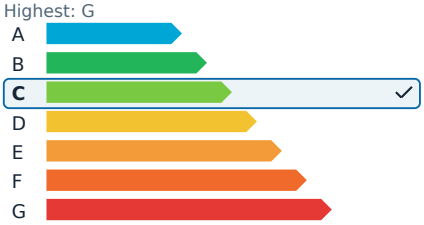


Key details

Surface area	**60 m²**
Rooms	**3**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€31 /yr**

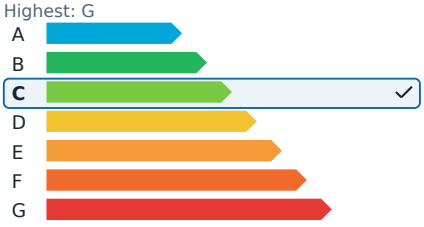
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This exceptional three-room apartment offers a harmonious blend of space, light, and elegance. Situated on the third floor of a 1970s building with an elevator, this 60.07 m² home was tastefully renovated in 2017 and is in excellent condition. The apartment features a spacious living room that seamlessly connects to a fully equipped American kitchen, two bedrooms, and two bathrooms with toilets. Additionally, there is a private terrace of approximately 10 m² and a cellar. This property is suitable for both primary residence and investment purposes.

The layout includes an entrance area of 5.88 m², a living room of 23.29 m², a master bedroom of 14.35 m², a second bedroom of 10.41 m², two bathrooms with WC, a laundry area, and a terrace. The apartment boasts PVC/aluminum triple-glazed windows, air conditioning with an air-to-air heat pump, and gas heating. It is oriented to the northwest.

Located in the vibrant and central district of Nice, the property is surrounded by shops and public transport options, ensuring convenience for daily living.

The energy performance rating is class C, with an estimated annual energy cost ranging between €904 and €1,224. The agency fees are included in the sale price and are to be paid by the seller. The property is part of a co-ownership with two lots, and there are no ongoing legal proceedings.

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