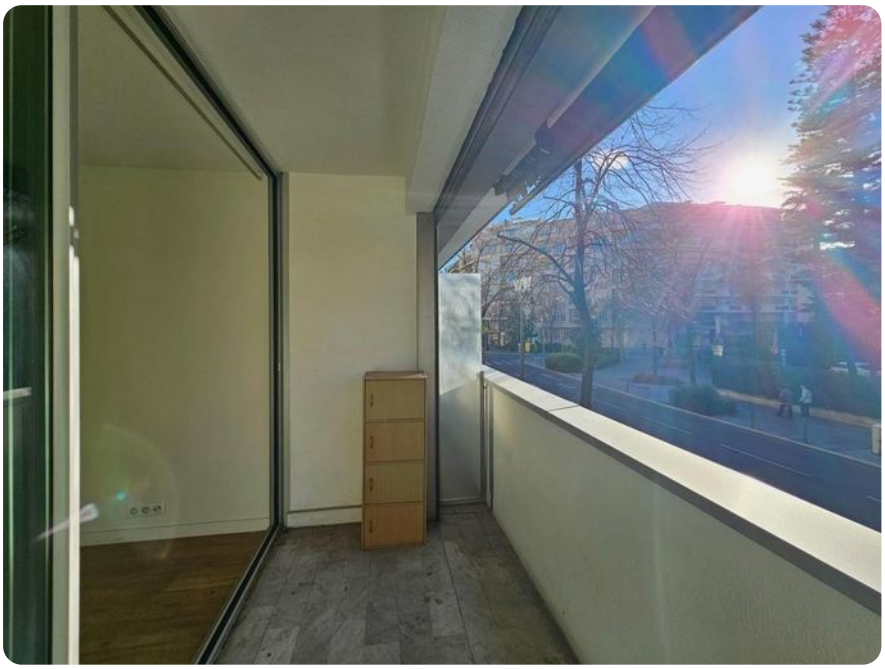
3 rooms in Musicians Quarter

€285,000

Musicians Quarter · 3 rooms · 53 m² in size

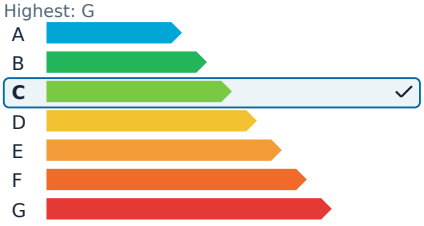


Key details

Surface area	**53 m²**
Rooms	**3**
Floor	**1st**
Balcony	**Yes**
Annual charges	**€2,256 /yr**

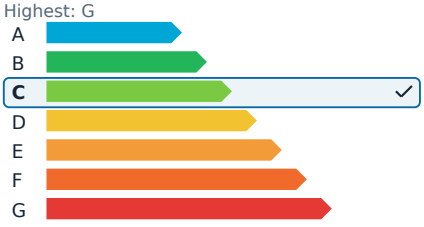
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This three-room apartment, ready for a refresh, is located at 40 boulevard Gambetta, just steps from Place Franklin. It is situated on the first floor of a well-maintained building, equipped with an elevator and accessible for those with reduced mobility. The entrance features storage spaces and leads to a living room with a kitchen that opens onto a pleasant terrace. The air-conditioned apartment includes a bedroom with a dressing room and a second room that can be used as either a bedroom or an office, depending on your needs. There is also a bathroom with a walk-in shower and a separate toilet.

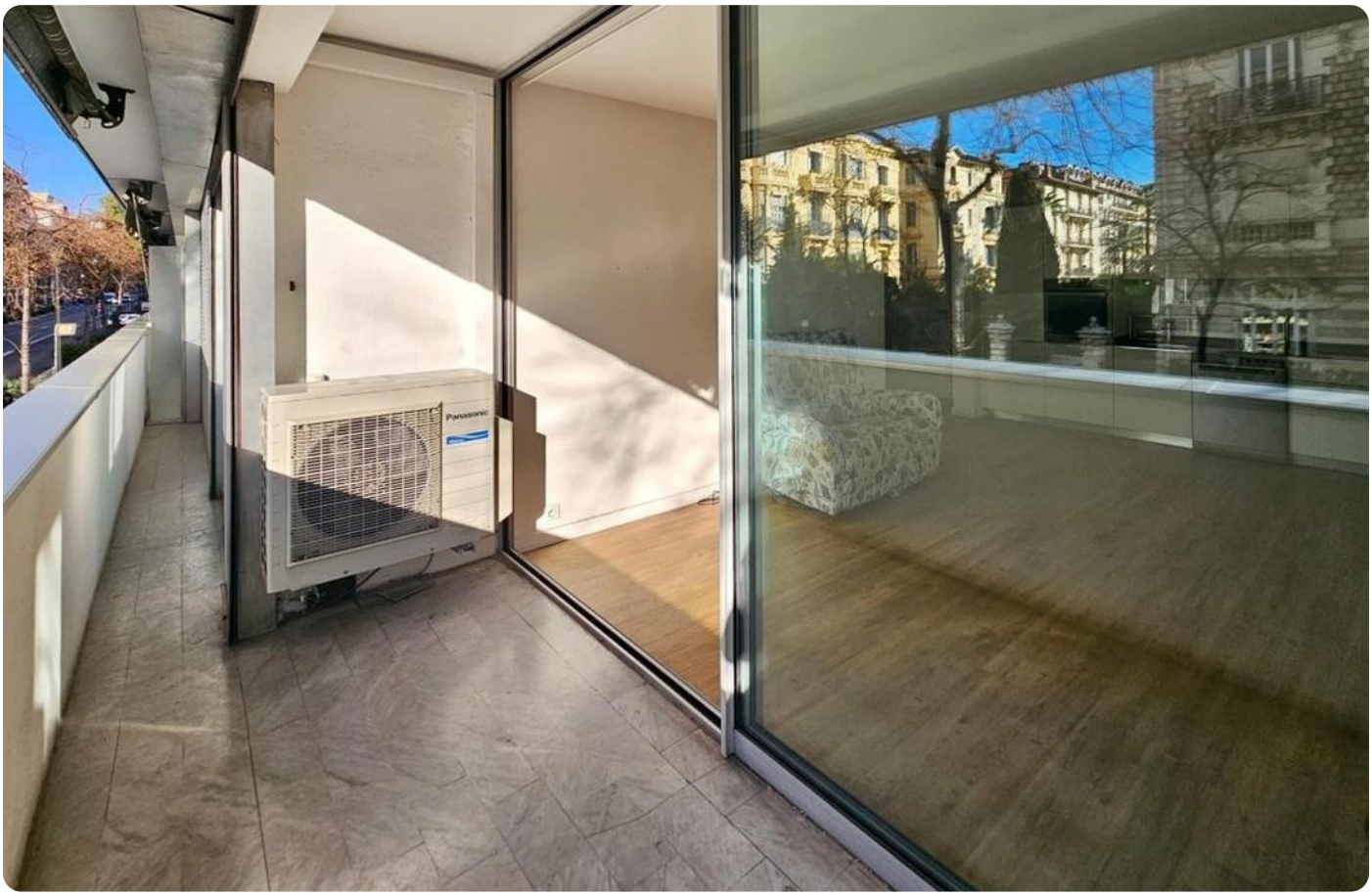
The residence is in excellent overall condition, providing a comfortable living environment. The apartment itself is in good condition, offering a peaceful and green setting while being close to shops, public transport, schools, and the city center of Nice. The building's entrance hall is uniquely decorated with ceramics by the renowned artist Roger Capron, adding a rare artistic and cultural touch. With a few updates, this property can reach its full potential, making it ideal for a main residence or a secondary home.

The property is part of a co-ownership comprising 164 lots. The agency fees are the responsibility of the seller.

3 rooms in Musicians Quarter

€285,000

Musicians Quarter · 3 rooms · 53 m² in size





3 rooms in Musicians Quarter

€285,000

Musicians Quarter · 3 rooms · 53 m² in size













3 rooms in Musicians Quarter

€285,000

Musicians Quarter · 3 rooms · 53 m² in size

