3 rooms in Musicians Quarter

€499,000

Musicians Quarter · 3 rooms · 78 m² in size

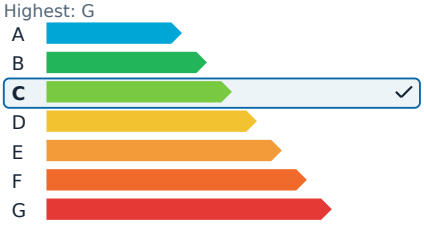


Key details

Surface area	**78 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,504 /yr**

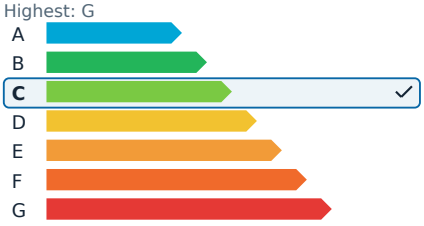
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This three-room Art Deco apartment, in need of renovation, presents a unique opportunity to create a personalized living space in the heart of Nice. Located on the fourth floor of a six-story building with an elevator, it is situated in the Musiciens district, known for its central location. The area offers convenient access to local shops, schools, Thiers train station, and tram lines, all within walking distance.

With a living area of 78.74 m², the apartment benefits from a dual orientation, providing ample natural light. The current layout includes a spacious 17 m² entrance, a living room, a separate kitchen, two bedrooms, a bathroom, and a separate WC. The property requires a complete renovation, including updates to the electrical and plumbing systems, kitchen, bathroom, and surface finishes. The large entrance and the partition between the kitchen and living area offer potential for redesign, possibly creating an open-plan living space while retaining two bedrooms. A layout projection is available to help visualize the possibilities.

Adding to its appeal, the apartment includes a garage, a rare find in this area where parking is limited. This property is ideal for first-time buyers ready to undertake renovations, investors, or Art Deco enthusiasts looking for space and a central location.

Energy class: C.
Annual charges: €2,504.
Co-ownership of 60 main lots.
Estimated annual energy expenses for standard use, based on 2023 energy prices: €1,360 to €1,870.
Agency fees are the responsibility of the seller.

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