4 rooms in Musicians Quarter

€795,000

Musicians Quarter · 4 rooms · 94 m² in size



Key details

Surface area	**94 m²**
Rooms	**4**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**
Annual charges	**€2,000 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

- A
- B
- **C** ✓
- D
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

Discover a beautifully renovated family apartment just steps away from the famous Promenade des Anglais in Nice. This 98 square meter, four-room apartment is located on the second floor of a well-maintained building and offers a delightful partial sea view. Originally designed as a three-room space, the apartment has been reimagined by an interior architect to optimize space and comfort, now featuring a spacious living area and three bedrooms.

The apartment is bathed in natural light throughout the day due to its double exposure and includes a south-west facing balcony with a glimpse of the sea. The renovation was executed with high-quality materials and a focus on comfort, including reversible ducted air conditioning with independent room controls, new double-glazed windows for thermal and sound insulation, elegant parquet flooring, and meticulous finishes. The contemporary bathroom is equipped with both a bathtub and a shower, and the fully equipped kitchen includes integrated appliances. Custom-made storage solutions and intelligent lighting in the circulation areas enhance the living experience, with eco-friendly, VOC-free paint used throughout.

This ready-to-live-in apartment is sold fully furnished with carefully selected furniture, making it ideal for immediate occupancy, as a pied-à-terre on the Côte d'Azur, or as a rental investment. A cellar is also included with the property.

The prime location allows for easy enjoyment of Nice's vibrant life on foot, with the Promenade des Anglais, beaches, shops, restaurants, supermarkets, schools, and universities all nearby. Two tram stations provide convenient access to the city center and the airport. This turnkey apartment combines a sought-after location, complete renovation, quality features, and a partial sea view in one of Nice's most desirable areas.

The property includes 2 lots within a co-ownership of 36 lots and is not subject to any ongoing legal proceedings as per article L. 721-1 of the construction and housing code. The average monthly management cost is €166.67, totaling €2000 annually. Agency fees are paid by the seller.

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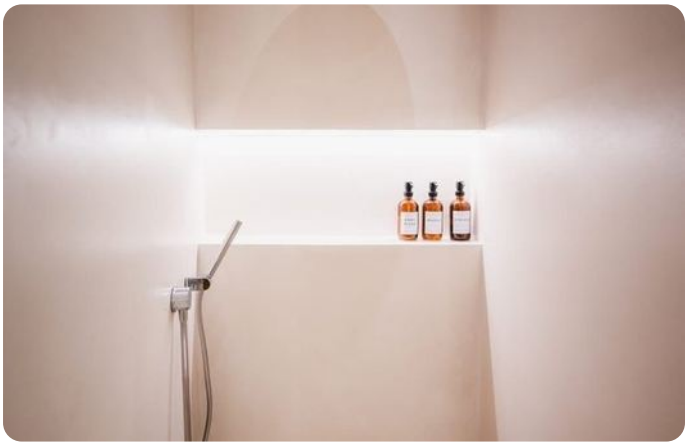









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