4 rooms in Musicians Quarter

€990,000

Musicians Quarter · 4 rooms · 107 m² in size

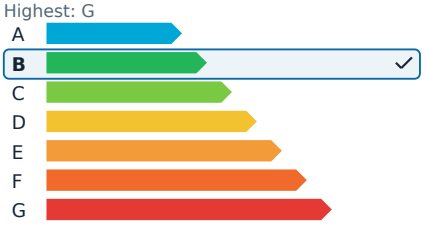


Key details

Surface area	**107 m²**
Rooms	**4**
Lift	**Yes**
Annual charges	**€1,284 /yr**

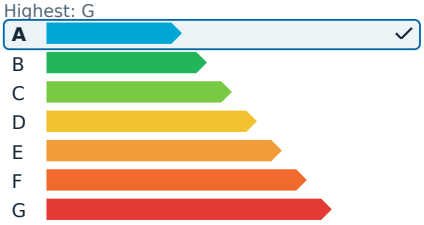
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover a superb four-room apartment in the vibrant Gambetta district of Nice, just steps away from the famous Promenade des Anglais and the convenient Alsace Lorraine tramway. This beautifully renovated 107 square meter residence is situated on the first floor of a charming bourgeois building, complete with an elevator. The apartment offers a tranquil living environment with exceptional volumes, featuring a ceiling height of approximately 3.5 meters and an elegant bow-window that adds a touch of sophistication.

The spacious living area includes an open-plan, fully equipped kitchen, perfect for entertaining. The apartment boasts three bedrooms, one of which comes with an en-suite shower room, an additional shower room, and two separate toilets. Modern amenities such as ducted air conditioning complement the classic character of the apartment. There is also the option to purchase the property furnished, making it an ideal choice for a primary residence or a pied-à-terre in the heart of Nice.

This property is part of a small co-ownership with low charges, and the building’s façade has already been paid for. The seller is responsible for the agency fees. There are 30 lots in the co-ownership, and the annual management charges amount to 1,284 euros. The apartment is energy efficient, with an energy performance rating of B and greenhouse gas emissions rated A. Estimated annual energy costs range between 780 and 1,130 euros. There are no ongoing legal proceedings associated with the property.

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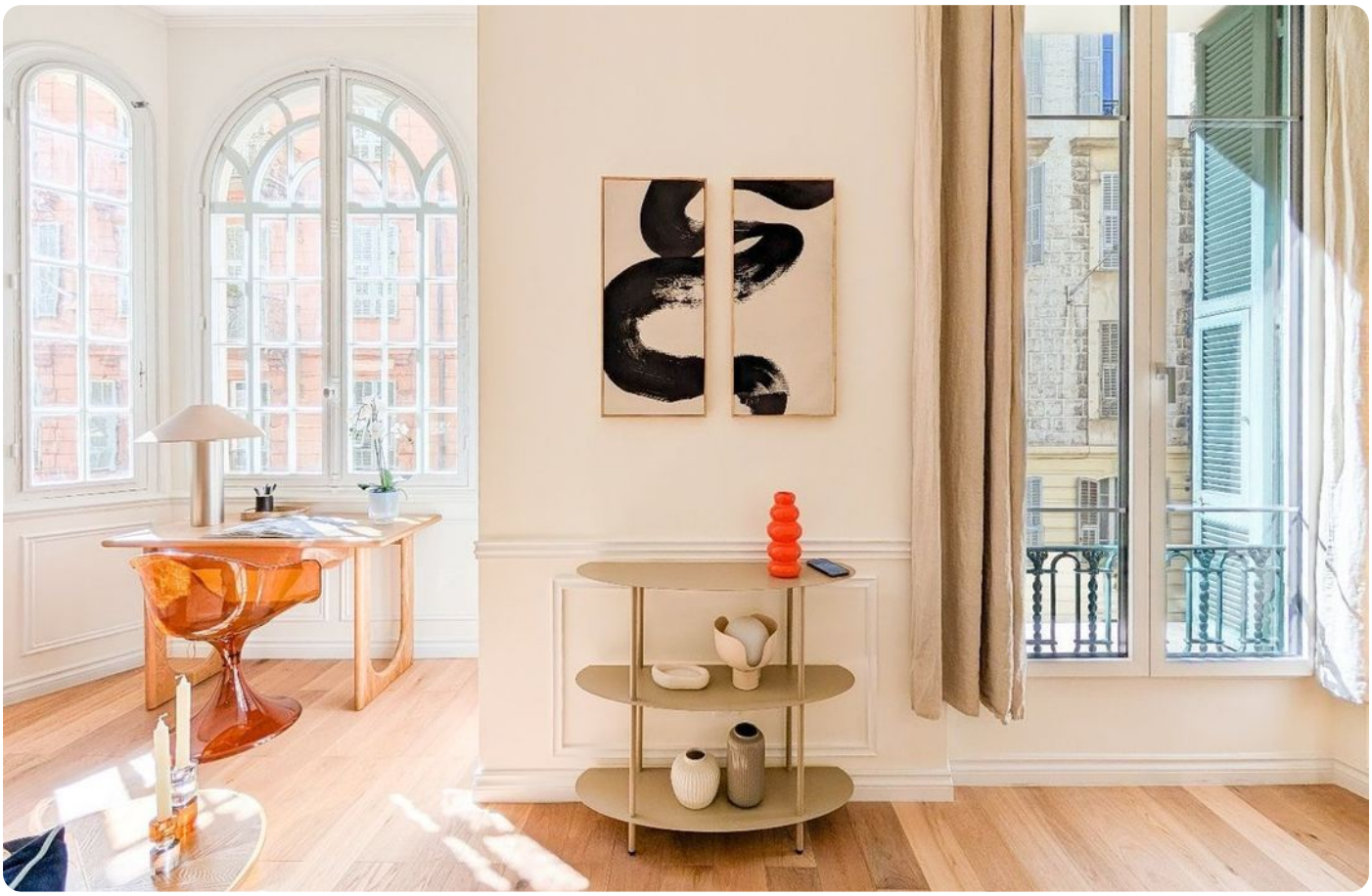



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