4 rooms in Musicians Quarter

€790,000

Musicians Quarter · 4 rooms · 132 m² in size



Key details

Surface area	**132 m²**
Rooms	**4**
Floor	**3rd**
Lift	**Yes**
Annual charges	**€4,524 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

In the prestigious Carré d'Or district of Nice, just steps from Boulevard Victor Hugo, this exquisite Art Deco building houses a stunning 132 m² apartment on the third floor. The property features a bright and airy layout with southern and northern exposures, enhanced by beautiful balconies offering pleasant, unobstructed views.

The apartment boasts a welcoming entrance hall with guest toilets, a spacious living room facing south that opens onto a large balcony, and a separate kitchen. The sleeping area includes three bedrooms, a bathroom, and two additional shower rooms. The property has been updated with double-glazed windows, providing a solid foundation for further modernization to suit your personal taste. A large cellar adds to the property's charm and utility.

Agency fees are the responsibility of the buyer, set at 3%. The estimated annual energy expenses for standard usage range between €1,530 and €2,130, including subscriptions, based on 2021, 2022, and 2023 indices.

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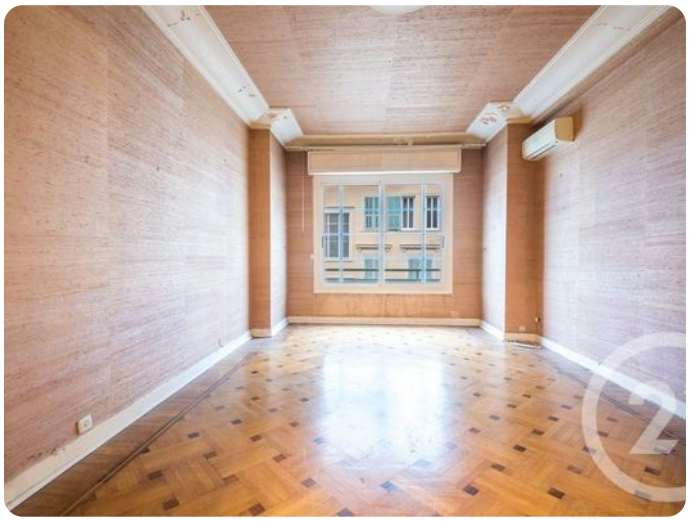

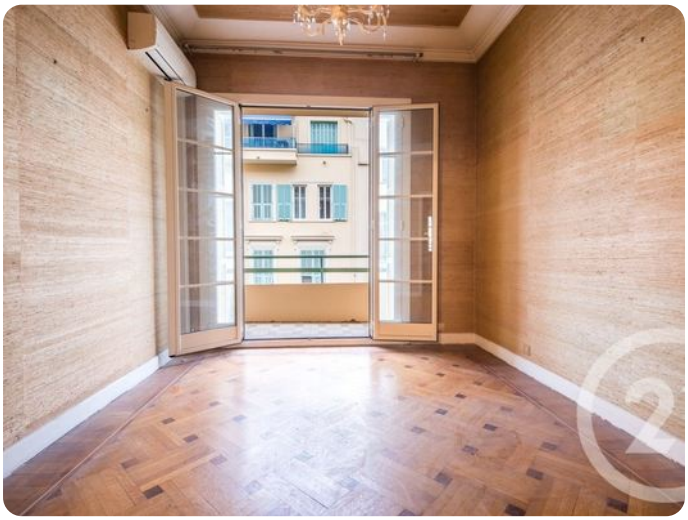



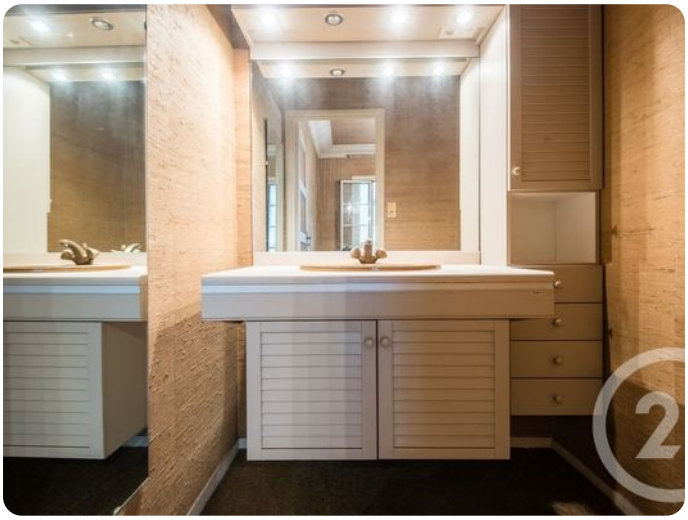

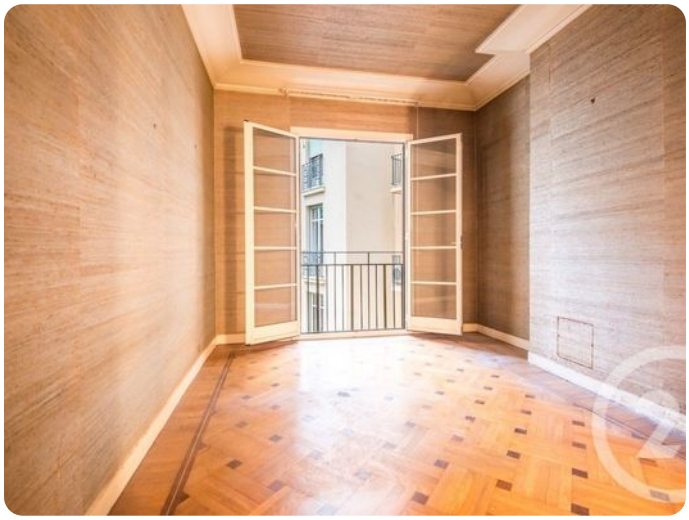

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