4 rooms in Musicians Quarter

€465,000

Musicians Quarter · 4 rooms · 80 m² in size



Key details

Surface area	**80 m²**
Rooms	**4**
Floor	**6th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€1,920 /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

Perched on the sixth floor of a charming 1972 building with elevator access, this 80 m² apartment offers a unique north-south orientation that fills the space with light and allows for excellent air circulation. The property, in need of some refreshing, presents a genuine opportunity for those looking to create a home that reflects their personal style.

The living room faces south and features a large bay window, welcoming an abundance of natural light and offering a surprising tranquility at this elevation. Adjacent to the living area, a spacious semi-open kitchen is perfect for both quick meals and extended dining experiences.

The sleeping quarters include three generously sized bedrooms. One bedroom faces south, while the other two, overlooking the courtyard, benefit from a cool, peaceful northern exposure. Thoughtful storage solutions include a bedroom with built-in closets, a hallway dressing area, a pleasant bathroom, and a separate toilet.

Two balconies extend the living space. The south-facing balcony offers views of rooftops and the Saint Nicholas Orthodox Cathedral with minimal overlooking, while the courtyard-side balcony provides a peaceful retreat from the hustle and bustle. Additional features include a cellar, fiber optic internet, and double glazing. The apartment has collective gas heating, and a garage is available for an additional cost.

The Parc Impérial neighborhood is highly appealing, striking a balance between urban life and tranquility. Schools, local shops, a supermarket, bus, tram, and train services are all within a few minutes' reach. The city center, parks, and the sea are easily accessible, embodying a lifestyle in Nice where almost everything is within walking distance.

Practical Information:
- Price: €465,000, agency fees included, with fees borne by the seller.
- Energy efficiency rating: C (119 kWh/m²/year) — Greenhouse gas rating: C. Estimated annual energy costs: between €770 and €1,090.
- Property tax: €1,450.
- Subject to co-ownership status. Number of lots: 308. Annual charges: €156.
- No ongoing legal proceedings.

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