4 rooms in Musicians Quarter

€945,000

Musicians Quarter · 4 rooms · 124 m² in size

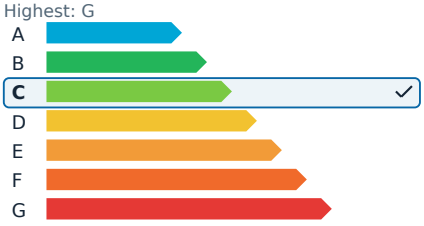


Key details

Surface area	**124 m²**
Rooms	**4**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**

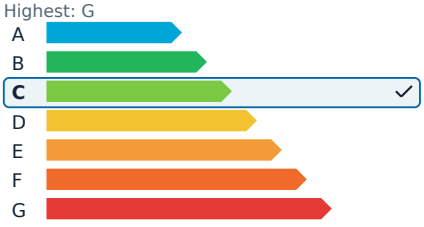
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This spacious 4/5 room corner apartment, situated on the upper floor of a Belle Époque building from 1901, offers an exceptional living experience in Nice Musicians / Guiglia. Designed by architect Louis Daniel, who also created the Nice Opera, the property spans approximately 125 m² with generous volumes and bright rooms. Its prime location provides easy access to local amenities, the tramway, and the beautiful Alsace-Lorraine garden.

The apartment features an entrance gallery with ample storage, leading to all rooms. The double living and dining room, exceeding 40 m², opens onto an east-facing balcony, providing a pleasant space for relaxation. The independent kitchen is fully fitted and equipped, overlooking Avenue Emilia on the west side. The master bedroom includes a private bathroom and toilet, complete with a marble fireplace for an elegant touch. Two additional bedrooms offer comfort, one with a view of the iconic La Pergola building and its newly renovated facades. The property also includes a second shower room and a guest toilet.

Additional features include an attic space of over 12 m² on the top floor and a cellar in the basement. There is also the option to rent a large garage nearby. The apartment is adorned with quality finishes such as original herringbone parquet flooring, decorative cornices and moldings, and ducted air conditioning, making it a rare and desirable find.

Fees are the responsibility of the Seller.

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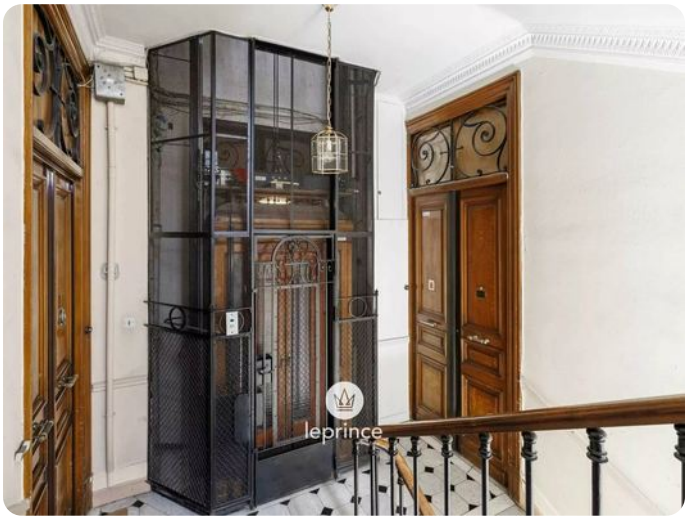



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