4 rooms in Musicians Quarter

€790,000

Musicians Quarter · 4 rooms · 100 m² in size

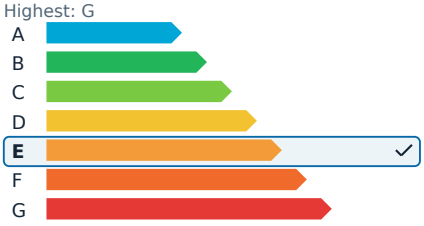


Key details

Surface area	**100 m²**
Rooms	**4**
Floor	**3rd**
Lift	**Yes**
Terrace	**Yes**

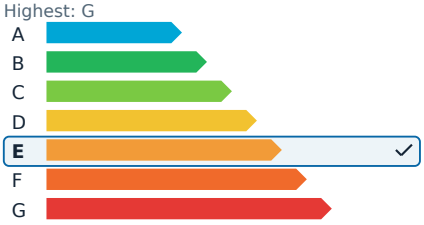
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

This spacious apartment, approximately 100 square meters in size, awaits your personal touch in the heart of the Musiciens district. Just minutes from the Promenade des Anglais and the beaches, this property is situated on the third floor of a beautiful Art Deco residence with an elevator. The apartment features a dual south/north exposure, allowing for plenty of natural light throughout the day.

The layout offers flexibility, with the option to create a four-room apartment or maintain a generous three-room configuration. The living space, over 35 square meters, opens onto a terrace, providing a perfect spot for relaxation. There are two bedrooms, measuring 19 and 15 square meters, each with its own balcony. The independent kitchen also includes a balcony, and additional features include a dressing room, a bathroom, and separate toilets. A cellar provides extra storage space.

The property's standout features include its spacious volumes, multiple outdoor spaces, and sought-after location near the Carré d'Or. With shops, restaurants, public transport, and the sea all within easy reach, this apartment presents a rare opportunity to renovate and customize according to your preferences.

Annual charges for the property amount to 4,820.95, covering collective heating, hot and cold water, and elevator maintenance. The energy efficiency rating is E. The property is part of a co-ownership with 25 lots. Agency fees are the responsibility of the seller.

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