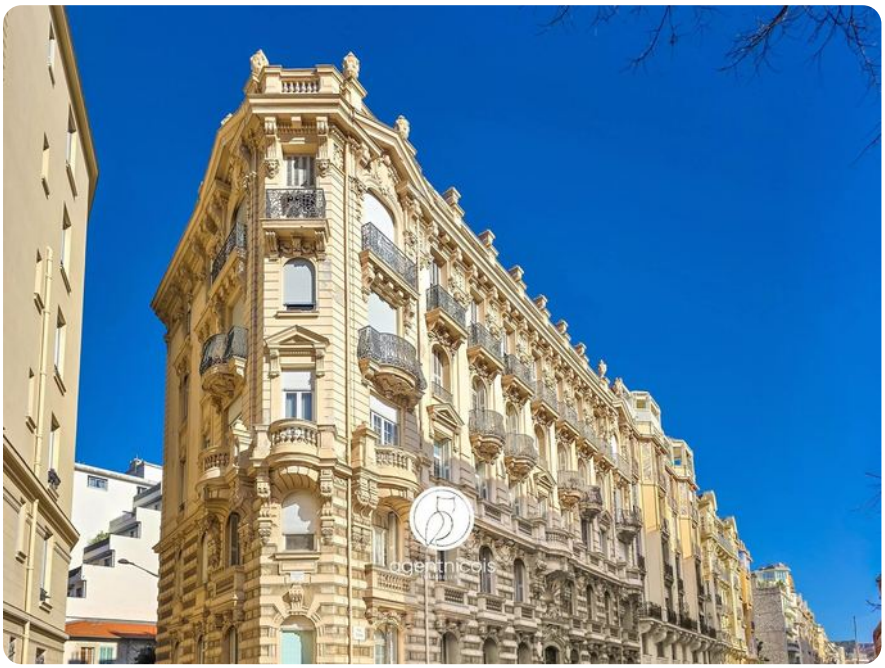
6 rooms in Musicians Quarter

€1,070,000

Musicians Quarter · 6 rooms · 160 m² in size



Key details

Surface area	**160 m²**
Rooms	**6**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**

DPE (Energy) **B**

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

Discover a remarkable property on Rue Verdi in the vibrant Musiciens district of Nice. This exquisite six-room apartment spans 154 square meters and is situated in a stunning bourgeois building with an elevator. Just 300 meters from the Alsace Lorraine tramway station, it offers quick access to the airport and is conveniently close to the sea. With a unique triple exposure to the south, west, and north, this corner apartment is bathed in natural light and features nine balconies totaling 10 square meters.

Currently configured as a dental office, the apartment retains charming features characteristic of its historic nature, including a ceiling height of 3.20 meters, intricate moldings, original herringbone parquet flooring, and marble fireplaces. The layout includes a spacious entrance hall that leads to six main rooms, each with balcony access, a kitchen with a balcony equipped with a shower, a toilet, and a space that can be transformed into a bathroom. The existing configuration provides flexibility for future arrangements, allowing for various living or professional setups.

The property is equipped with double glazing, air conditioning, and ample storage space, making it ideal for a primary residence or a professional office. Additional features include a large cellar and two attic rooms, enhancing the appeal of this exceptional offering.

Annual charges amount to €3,228. The energy consumption is rated at 103 kWhep/m² per year, with greenhouse gas emissions at 19 kgeqCO2/m² per year. Estimated annual energy expenses range from €1,168 to €1,580. The agency fees are included in the price and are fully covered by the seller. There are no ongoing legal proceedings concerning the property.

6 rooms in Musicians Quarter

€1,070,000

Musicians Quarter · 6 rooms · 160 m² in size

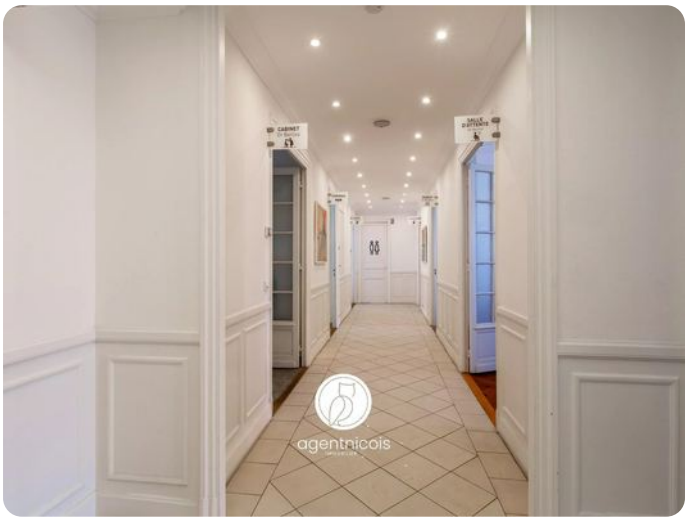




6 rooms in Musicians Quarter

€1,070,000

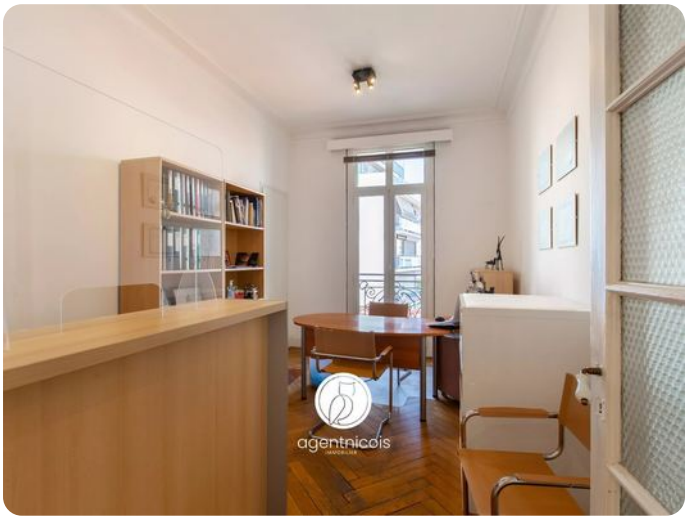
Musicians Quarter · 6 rooms · 160 m² in size













6 rooms in Musicians Quarter

€1,070,000

Musicians Quarter · 6 rooms · 160 m² in size











