6 rooms in Musicians Quarter

€890,000

Musicians Quarter · 6 rooms · 131 m² in size

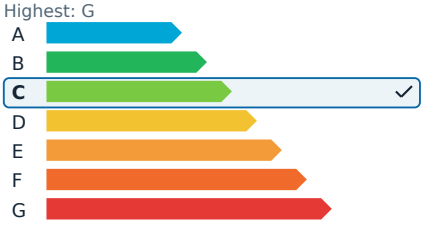


Key details

Surface area	**131 m²**
Rooms	**6**
Floor	**1st**
Lift	**Yes**
Annual charges	**€5,384 /yr**

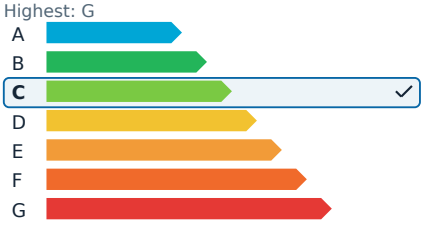
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the heart of Nice's vibrant city center, this elegant 132 m² property on Victor Hugo offers a prestigious address within a high-end building. Currently tailored for a professional practice, the space has undergone a top-tier renovation, resulting in high-quality finishes throughout. The interior layout features a welcoming reception area, six spacious and bright offices, a kitchen area, an independent WC, and a bathroom with an additional WC. A cellar is also included, providing extra storage space.

The property's prime location on one of Nice's most sought-after thoroughfares is renowned for its sophisticated atmosphere, abundant shopping options, and convenient proximity to the tramway and public parking. This is an ideal opportunity for a professional practice or business office seeking a functional and prestigious work environment. A visit is essential to fully appreciate the potential and quality of this offering.

Estimated annual energy expenses for standard use range between €1,516 and €2,050, including subscriptions, based on rates from 2021 to 2023.

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