

# One-bedroom apartment in Musicians Quarter €315,000

Musicians Quarter · 1 bedroom · 41 m² in size



## Description

Discover this exclusive two-room apartment located at 32 Rue Verdi in Nice, offering a comfortable living space of 41 square meters on the top floor with elevator access. The property features a spacious 7-square-meter terrace and an additional balcony, perfect for enjoying the fresh air and views.

The apartment includes an entrance with built-in closets, a living room with access to the balcony, and a separate kitchen with the potential for an open-plan design. The bedroom, also equipped with closets, opens onto the terrace. A bathroom with a toilet completes the layout. The apartment is in good condition, featuring air conditioning in the living room and double-glazed windows. It faces east, ensuring plenty of natural light.

Monthly management cost is €175, covering water, heating, and elevator expenses. The property tax is €865. There are 57 lots in the co-ownership. The energy efficiency rating is F, with potential improvements to reach a C rating after renovations.

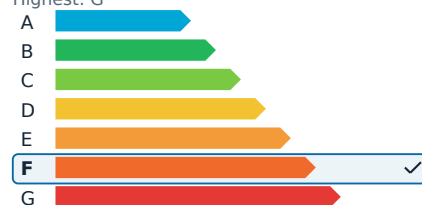
## Key details

|               |                   |
|---------------|-------------------|
| Surface area  | 41 m²             |
| Bedrooms      | 1                 |
| Floor         | 6th               |
| Lift          | Yes               |
| Outside space | Terrace / balcony |

## DPE (Energy)

F

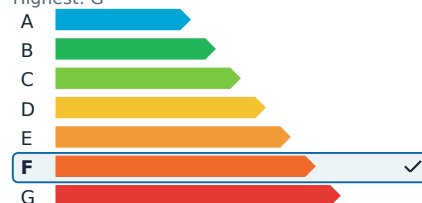
Lowest: A  
Highest: G



## GES (Emissions)

F

Lowest: A  
Highest: G



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Musicians Quarter · 1 bedroom · 41 m<sup>2</sup> in size



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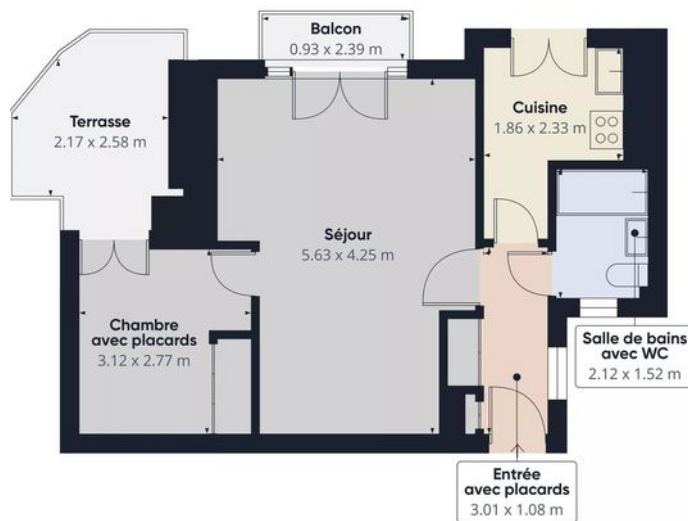
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