

# One-bedroom apartment in Musiciens Quarter €242,000

Musiciens Quarter · 1 bedroom · 27 m² in size



## Description

In the heart of Nice's sought-after Musiciens district, this apartment offers a prime city-center location on rue Hérold. It is conveniently close to shops, restaurants, supermarkets, and public transportation options, including buses, trams, and the train station.

Perched on the 5th floor of a well-maintained six-story building, this T1 bis apartment spans 26 square meters under the Loi Carrez. It provides a pleasant, bright, and peaceful living environment. The layout includes an entrance with storage, a living area with an equipped kitchen, a sleeping nook with additional storage, and a bathroom. A spacious 7-square-meter balcony overlooks the courtyard, ensuring a tranquil setting.

Facing west, the apartment enjoys ample natural light throughout the day. Features include a renovated interior, reversible air conditioning, double glazing, a fully equipped kitchen, ample storage, and a basement cellar.

The co-ownership is clean and well-maintained, with monthly charges of approximately 60 euros. This property is an ideal choice for a first-time buyer, a pied-à-terre, or a rental investment, situated in one of Nice's most desirable central neighborhoods, close to the sea and excellent transport links.

The monthly management cost is approximately 60 euros.

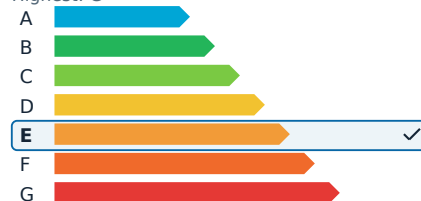
## Key details

|               |         |
|---------------|---------|
| Surface area  | 27 m²   |
| Bedrooms      | 1       |
| Floor         | 5th     |
| Lift          | Yes     |
| Outside space | Balcony |

## DPE (Energy)

E

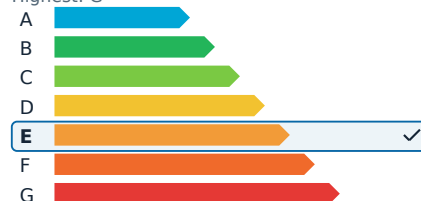
Lowest: A  
Highest: G



## GES (Emissions)

E

Lowest: A  
Highest: G



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## One-bedroom apartment in Musicians Quarter

€242,000

Musicians Quarter · 1 bedroom · 27 m<sup>2</sup> in size

