

One-bedroom apartment in Musicians Quarter €275,000

Musicians Quarter · 1 bedroom · 51 m² in size



Description

In the heart of Nice's vibrant city center, this charming two-room apartment spans 51 m² and features two balconies, perfect for enjoying the lively urban environment. The location offers unparalleled convenience, with tramways, buses, schools, shops, markets, and restaurants all within a short walking distance. Cultural attractions such as museums and theaters are also easily accessible.

The apartment welcomes you with an entrance hall featuring storage and a separate WC. To the left, a fully equipped independent kitchen extends to a balcony, while a spacious bedroom with built-in cupboards is complemented by a bathroom. On the right, the bright 18 m² living room opens onto the second balcony, providing a friendly and pleasant living space. The property is part of a well-maintained building with collective charges that include central heating, ensuring comfort throughout the year. This apartment is ideal for a first-time buyer, a rental investment, or as a main residence. It is currently rented and is expected to be available in 2026.

Monthly charges for this property are €248. The apartment is part of a co-ownership consisting of 8 lots. The energy efficiency rating is C/C. Agency fees are entirely payable by the seller. To our knowledge, there are no ongoing legal proceedings in the co-ownership.

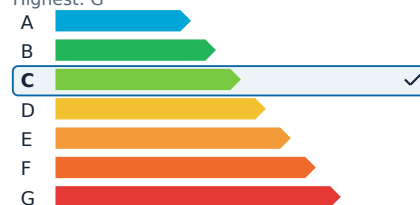
Key details

Surface area	51 m²
Bedrooms	1
Floor	1st
Lift	Yes
Outside space	Balcony

DPE (Energy)

C

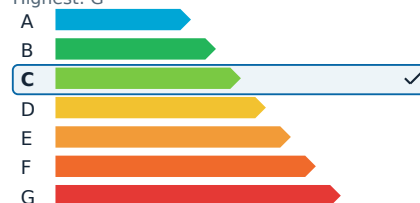
Lowest: A
Highest: G



GES (Emissions)

C

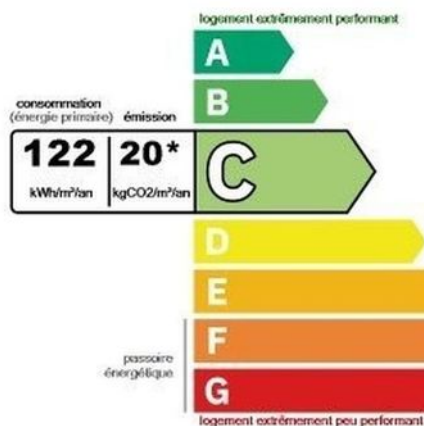
Lowest: A
Highest: G



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Dont émissions de gaz à effet de serre.



Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements.
Pour l'améliorer, voir pages 5 à 6

Ce logement émet 1046 kg de CO₂ par an, soit l'équivalent de 5418 km parcourus en voiture. Le niveau d'émissions dépend principalement des types d'énergies utilisées (bois, électricité, gaz, fioul, etc.)

Estimation des coûts annuels d'énergie du logement

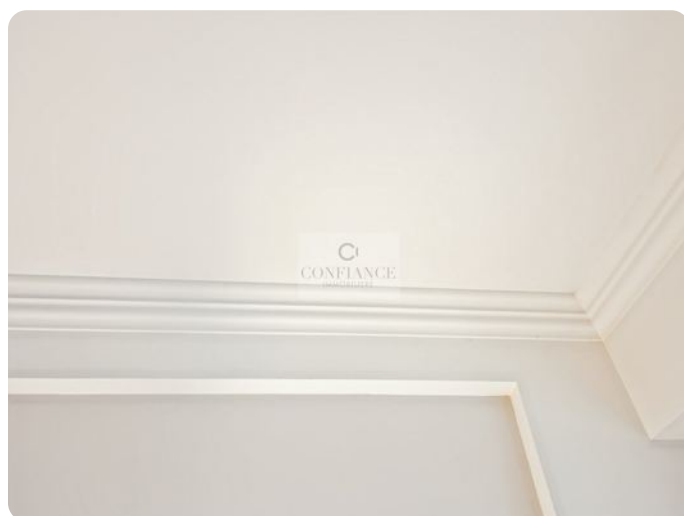
Les coûts sont estimés en fonction des caractéristiques de votre logement et pour une utilisation standard sur 5 usages (chauffage, eau chaude sanitaire, climatisation, éclairage, auxiliaires). En cas de système collectif, les montants facturés peuvent différer en fonction des règles de répartition des charges. Voir p.3 pour voir les détails par poste.

entre 435 € et 589 € par an



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