

One-bedroom apartment in Musicians Quarter €360,000

Musicians Quarter · 1 bedroom · 30 m² in size



Description

In the vibrant Musiciens/Carre d'Or area of Nice, this property is perfectly positioned between Boulevard Victor Hugo and Square Mozart. It is a two-room apartment on the 8th and top floor, offering the advantage of a cross-layout. A spacious 10m² terrace and a 5m² balcony provide ample outdoor space, with exposures to the west and east ensuring plenty of sunlight throughout the day. The property requires a full renovation, with plans for conversion into a two-room apartment already assessed by an architect. A high-end renovation is estimated at €45,000, making the total budget for a new apartment in this prime location €405,000.

Monthly management cost is €90, which includes cold water. The energy efficiency rating is currently F, with potential to improve to D after renovations.

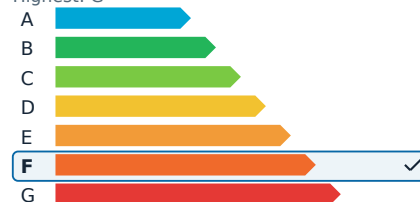
Key details

Surface area	30 m²
Bedrooms	1
Floor	8th
Lift	Yes
Outside space	Terrace / balcony
Monthly charges	€90 /mo

DPE (Energy)

F

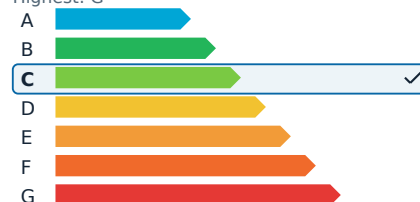
Lowest: A
Highest: G



GES (Emissions)

C

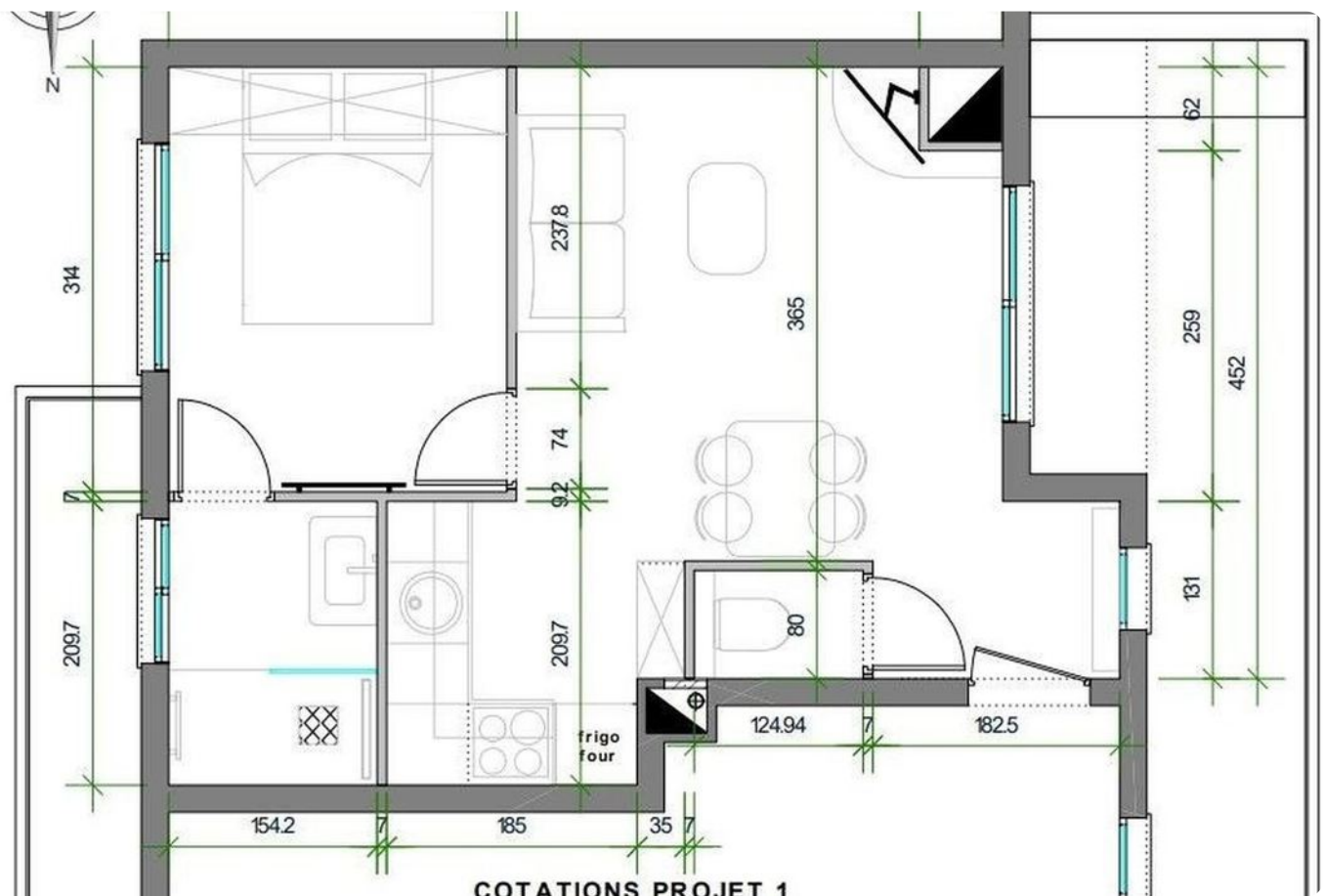
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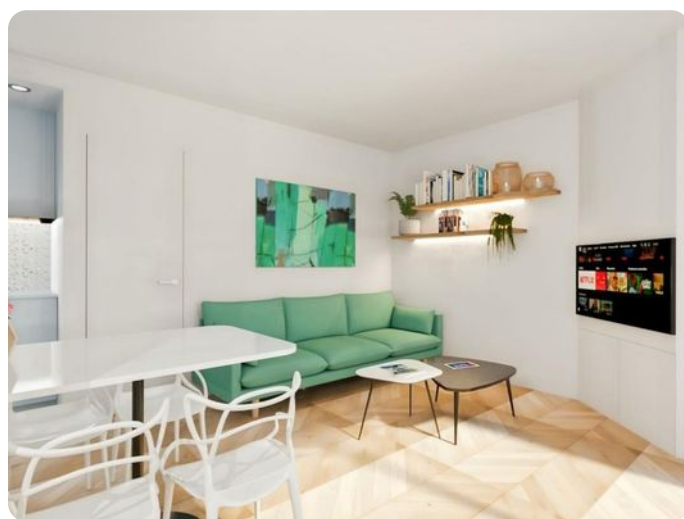
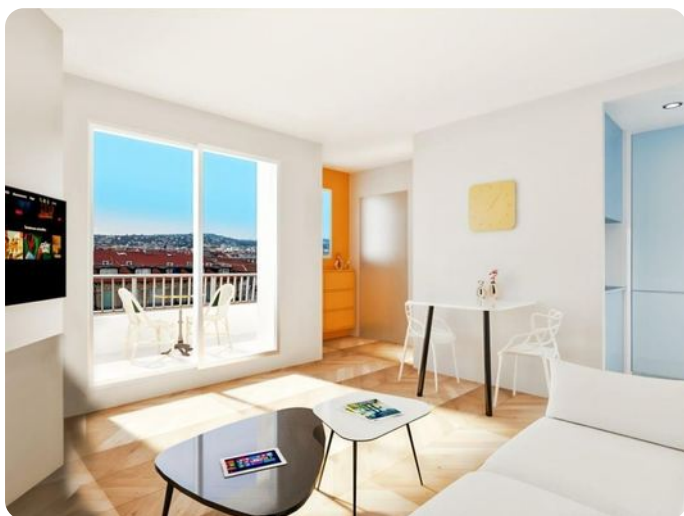
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