One-bedroom apartment in Musicians Quarter

€549,000

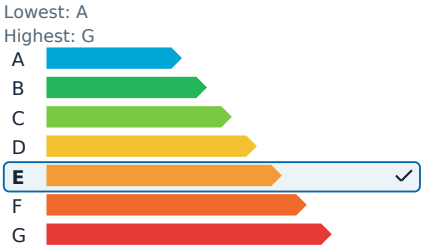
Musicians Quarter · 1 bedroom · 56 m² in size

Key details

Surface area	**56 m²**
Bedrooms	**1**
Floor	**6th**
Lift	**Yes**
Outside space	**Terrace / balcony**
Monthly charges	**€139 /mo**

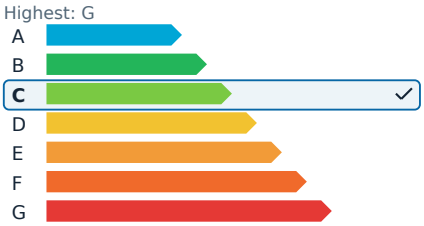
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This two-room apartment spans 55 square meters and is positioned on the sixth floor of a prestigious 1970s residence with a caretaker. It is conveniently situated between Boulevard Victor Hugo and Place Mozart in the desirable Carré d'Or area of Nice. The apartment benefits from an abundance of natural light due to its west/east orientation.

The living space includes a spacious 23 square meter living room that opens onto a large, open-air terrace of 13 square meters. Additionally, there is a 5 square meter balcony overlooking a serene, green space. The layout consists of a separate, fully equipped kitchen, a bedroom, and an individual WC. There is potential to easily convert the apartment into a three-room space if desired. A cellar is also included with the property. The apartment is in close proximity to the Mozart parking area.

This property is part of a co-ownership with a total of 247 lots. The annual charges amount to 1,668 euros. The energy efficiency rating is E, with estimated annual expenses ranging from 1,266 to 1,714 euros. Agency fees are included and are the responsibility of the seller.

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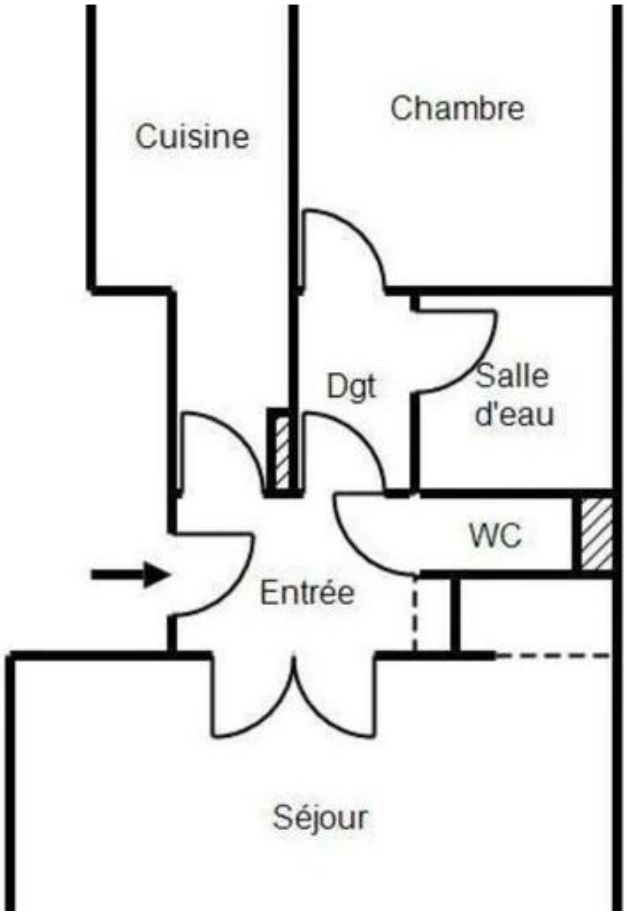
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