

Two-bedroom apartment in Musicians Quarter €519,000

Musicians Quarter · 2 bedrooms · 76 m² in size



Description

Discover a charming 3-room apartment in the heart of Nice's desirable Gambetta district. Just a short 2-minute stroll from the Alsace Lorraine tram line 2, this property offers convenient access to buses, shops, and restaurants. The beautiful beaches of the Promenade des Anglais are only a 5-minute walk away, making it an ideal location for both relaxation and urban living.

This elegant apartment, situated on the first raised floor of a well-maintained 1910 bourgeois building, boasts a generous 76.5 m² of living space. With its south/north orientation, the apartment is bathed in natural light throughout the day and benefits from pleasant cross ventilation. The property features high ceilings, intricate moldings, classic fireplaces, and ornate cast iron radiators, which together create a warm and inviting atmosphere.

The layout includes a spacious living/dining room that opens onto a balcony, an independent fitted kitchen with a serving hatch to the dining area, and two quiet bedrooms overlooking a serene green courtyard. A modern bathroom with a window and independent toilets add to the apartment's practicality. Double glazing with wooden joinery preserves the original ceramic handles, enhancing the old-world charm while ensuring modern comfort. A large, healthy cellar of more than 5m² provides additional storage space.

This apartment is in excellent condition, ready for immediate occupancy without the need for any renovations. Its central location, generous size, and blend of historical charm with modern amenities make it a perfect choice for a main residence or a quality pied-à-terre in Nice.

The property is conveniently located 15 minutes on foot from Nice central station, 5 minutes by tram from Jean Medecin, and 25 minutes by tram from Nice airport.

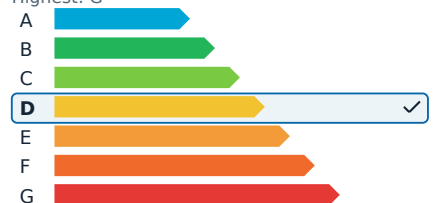
Key details

Surface area	76 m ²
Bedrooms	2
Floor	1st
Lift	Yes
Outside space	Balcony

DPE (Energy)

D

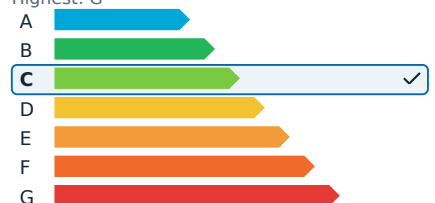
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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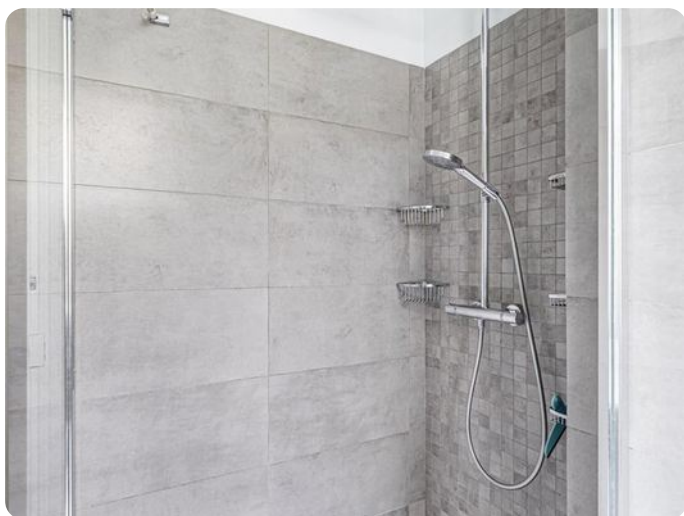
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