

Two-bedroom apartment in Musicians Quarter €450,000

Musicians Quarter · 2 bedrooms · 68 m² in size



Description

In the heart of Nice Center, in the Les Musiciens district, lies a charming 3-room apartment named "Dario." This delightful residence is situated on the first floor of a beautiful bourgeois building, known for its secure environment and equipped with an elevator. The location is perfect for those who enjoy a pedestrian lifestyle, with easy access to all amenities, including transport, shops, schools, and a nearby park. The sea is just a few minutes' walk away, and the expressway entrance is conveniently less than 10 minutes away.

The apartment itself offers a pleasant living experience, characterized by its high ceilings, beautiful parquet floors, and

generous spaces. The living room, combined with an open kitchen, spans approximately 30 m², providing a welcoming atmosphere. The master bedroom, about 15 m², includes a dressing room, while the second bedroom, equally quiet, is around 11 m². A notable feature is the unobstructed view of Mozart Park, a rare find in the city center. Double glazing ensures excellent sound insulation, complemented by the one-way street. Additional amenities include reversible air conditioning and fiber optics. A cellar is also part of the property.

Energy class: D. The apartment is part of a co-ownership of main lots, with monthly charges of €140 covering cold water, maintenance of common areas, and elevator costs. The property tax amounts to €1,577. There are no ongoing legal proceedings to the best of our knowledge.

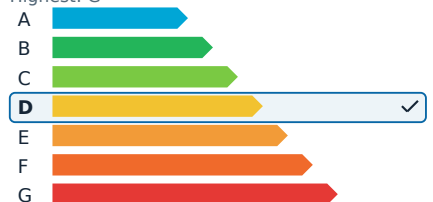
Key details

Surface area	68 m ²
Bedrooms	2
Floor	1st
Lift	Yes
Outside space	No
Monthly charges	€148 /mo

DPE (Energy)

D

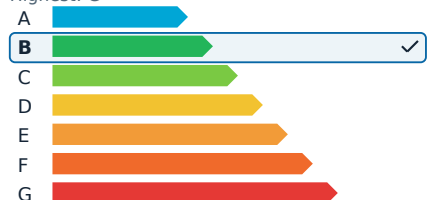
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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