

Two-bedroom apartment in Musicians Quarter €495,000

Musicians Quarter · 2 bedrooms · 69 m² in size



Description

In the heart of Nice's Musicians' Quarter, within the elegant 1940 Art Deco Palais Minerva, this well-maintained building with an elevator hosts a charming three-room apartment with balconies. The property features a spacious entrance, a living room with a balcony, a kitchen with its own balcony, two bedrooms, a bathroom, and a separate toilet. The apartment's cross-ventilation and natural light enhance its generous spaces, offering excellent potential to personalize your living environment. Additionally, a small attic room on the top floor complements the apartment. This location is ideal, just a few minutes' walk from the tramway, shops, the SNCF train station, and the sea. This characterful apartment is perfect as a primary residence, a pied-à-terre, or an investment opportunity.

The estimated annual energy costs are between €1,102, indexed to the year 2020, including subscriptions.

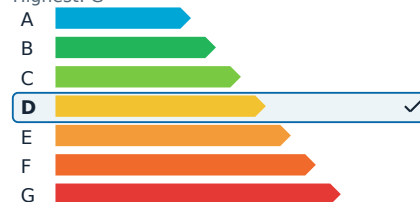
Key details

Surface area	69 m ²
Bedrooms	2
Floor	3rd
Lift	Yes
Outside space	Balcony
Monthly charges	€230 /mo

DPE (Energy)

D

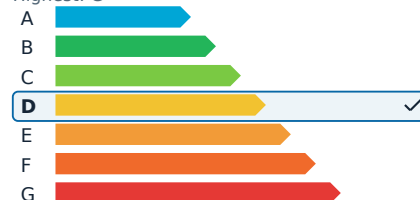
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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