

# Two-bedroom apartment in Musicians Quarter €795,000

Musicians Quarter · 2 bedrooms · 73 m<sup>2</sup> in size



## Description

In the heart of Nice's prestigious Carré d'Or, this elegant 73 m<sup>2</sup> apartment is situated on the sixth floor of a secure, high-end residence along one of the area's most sought-after boulevards. The property is bathed in natural light and features a practical layout. It includes an entrance hall, an independent kitchen, a bright living room that opens onto a pleasant terrace, two comfortable bedrooms, a shower room, a bathroom with a toilet, and an additional separate toilet.

The apartment, which is in need of renovation, presents a strong potential for value enhancement and offers numerous layout possibilities, thanks to the existing centralized reversible air conditioning system. Additionally, a cellar is included with the property.

This location is highly desirable, being in immediate proximity to shops, public transport, and all the conveniences of the city center, providing a privileged lifestyle in the heart of Carré d'Or.

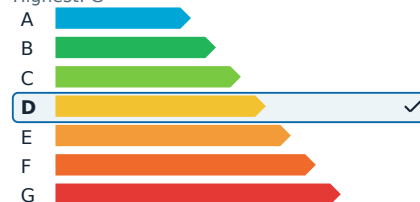
## Key details

|                 |                   |
|-----------------|-------------------|
| Surface area    | 73 m <sup>2</sup> |
| Bedrooms        | 2                 |
| Floor           | 6th               |
| Lift            | Yes               |
| Outside space   | Terrace           |
| Monthly charges | €367 /mo          |

## DPE (Energy)

D

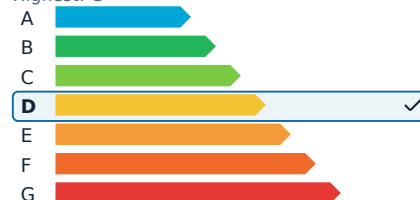
Lowest: A  
Highest: G



## GES (Emissions)

D

Lowest: A  
Highest: G



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