

Two-bedroom apartment in Musicians Quarter €920,000

Musicians Quarter · 2 bedrooms · 91 m² in size



Description

In the heart of Nice's prestigious Musicians sector, this charming 92 m² apartment is situated on the 5th and top floor of an elegant bourgeois palace dating back to 1912. The property enjoys an east-west orientation, ensuring it is bathed in natural light throughout the day. From the apartment, residents can enjoy unobstructed views of the city's rooftops and surrounding hills, offering a serene and elegant living environment.

The apartment, originally composed of four rooms, now features a large entrance adorned with period cement tiles, a spacious living room with two marble fireplaces that opens onto a beautiful continuous balcony, and a fully equipped independent kitchen. There are two bedrooms: the first is 18.72 m² with a marble fireplace and balcony access, and the second is 13.64 m², also with a fireplace

and balcony access. The property includes a bathroom and a separate toilet. The apartment retains many of its original features, such as superb solid Hungarian point parquet flooring, original moldings, and generous ceiling heights, all of which have been meticulously maintained.

A large cellar provides additional storage space. The building itself is part of a quality co-ownership, consisting of few lots. It is well-maintained, with a facade renovation planned for 2025 and common areas that were renovated five years ago.

The location is ideal, with shops, transportation options including tram and expressway access, and the sea just a short walk away. Despite its central location, the area is quiet and residential, making it a rare find that combines character, light, and an exceptional location.

The building consists of a few lots.

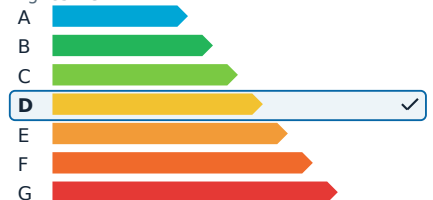
Key details

Surface area	91 m ²
Bedrooms	2
Floor	5th
Lift	Yes
Outside space	Balcony
Monthly charges	€308 /mo

DPE (Energy)

D

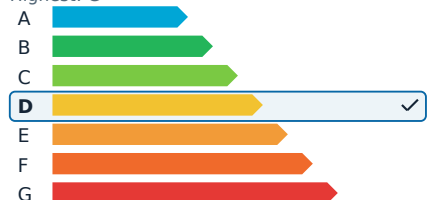
Lowest: A
Highest: G



GES (Emissions)

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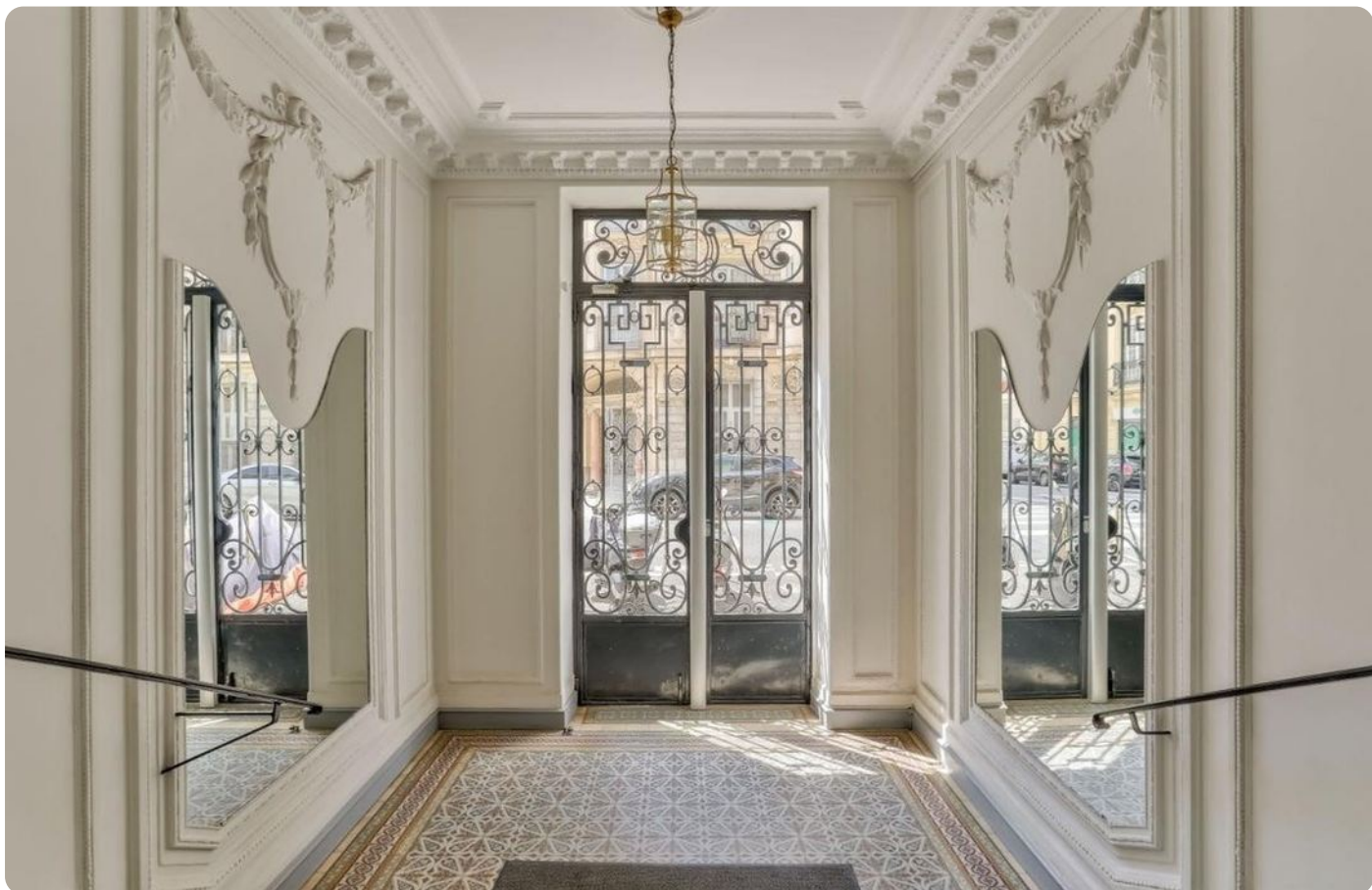
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