Two-bedroom apartment in Musicians Quarter

€649,000

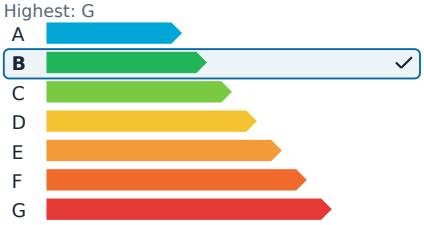
Musicians Quarter · 2 bedrooms · 67 m² in size

Key details

Surface area	**67 m²**
Bedrooms	**2**
Floor	**4th**
Lift	**Yes**
Outside space	**Balcony**
Monthly charges	**€91 /mo**

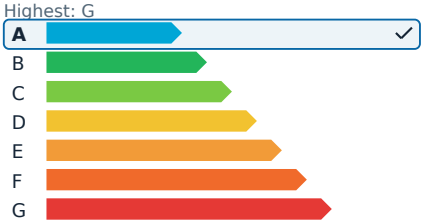
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Musiciens district, this elegant three-room apartment offers a premium living experience in a well-maintained residence. Situated on the fourth floor with elevator access, the property is in excellent condition and features high-quality finishes throughout. The entrance hall, with ample storage, leads to a modern, fully equipped kitchen that opens onto a spacious and bright living area. This room extends to a pleasant south-facing balcony, perfect for enjoying sunny days.

The sleeping area comprises two bedrooms, one of which includes built-in wardrobes and balcony access. An elegant shower room and a separate WC complete the layout. The apartment is meticulously maintained and tastefully decorated, sold fully furnished, and includes a cellar. Its prime location offers immediate proximity to shops, public transport, and all essential amenities, making it a desirable choice in one of Nice's most coveted neighborhoods. This turnkey property is ideal as a primary residence, a pied-à-terre, or a rental investment.

The estimated annual energy costs for standard usage range between €560 and €830, including subscriptions, based on the years 2021, 2022, and 2023.

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