

Two-bedroom apartment in Musicians Quarter €569,000

Musicians Quarter · 2 bedrooms · 87 m² in size



Description

In the heart of the highly sought-after Musicians' Quarter, just a few minutes' walk from the train station, tramway, and all amenities, this stunning 87.60 m² apartment awaits you. Situated on the third floor of a magnificent 1930s Art Deco building with an elevator, it exudes the charm of yesteryear with its generous spaces, high ceilings, original herringbone parquet flooring, and abundant natural light. The living room opens onto a pleasant balcony with an unobstructed view of the trees, providing a peaceful retreat in the bustling city center. The independent kitchen, fully fitted and equipped, connects to a second balcony shared with one of the bedrooms, while the other bedroom enjoys its own private balcony.

The apartment also features a spacious bathroom with a bathtub, shower, double sinks, and separate WC. With its cross-ventilation and thoughtful layout, this home offers both comfort and functionality. Modern conveniences include air conditioning, double glazing on the west side, fiber optic internet, and a basement storage cellar. The Musicians' Quarter is renowned for its elegance, quality of life, and prime location, with shops, schools, restaurants, transport links, and beaches all within walking distance. Combining the charm of 1930s Niçoise architecture with modern comforts, this apartment is perfect for families or anyone seeking an elegant main residence or a quality pied-à-terre.

The agency fees amount to 5.00% including tax, payable by the buyer. The property is part of a co-ownership of 15 lots, including 12 residential units, with no ongoing legal proceedings. Annual charges are 3,033 euros.

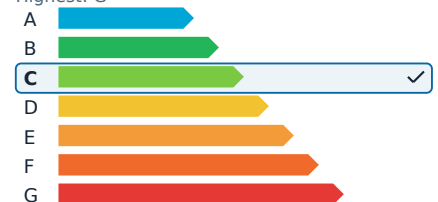
Key details

Surface area	87 m ²
Bedrooms	2
Floor	3rd
Lift	Yes
Outside space	No
Monthly charges	€253 /mo

DPE (Energy)

C

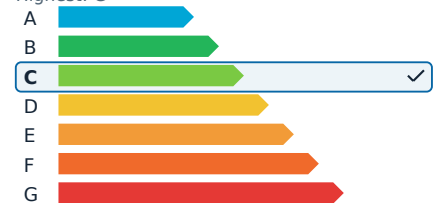
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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