Two-bedroom apartment in Musicians Quarter

€603,750

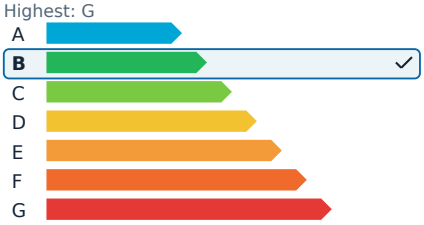
Musicians Quarter · 2 bedrooms · 90 m² in size

Key details

Surface area	**90 m²**
Bedrooms	**2**
Floor	**5th**
Lift	**Yes**
Outside space	**No**
Monthly charges	**€279 /mo**

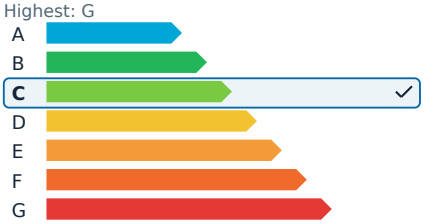
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Musiciens district, within a private, gated street, this well-maintained luxury residence offers a spacious three-room apartment of 90.37 m² on the fifth floor of a six-story building. The apartment is in excellent condition and is notable for its generous spaces, brightness, and tranquility, particularly valuable in the bustling city center.

The layout includes a large entrance leading to an independent kitchen of 13 m², a dressing room, two sizable bedrooms each over 13 m², a bathroom, and a separate toilet. The living and dining area extends to a pleasant balcony, providing an additional outdoor space. A second balcony, accessible from the kitchen and both bedrooms, enhances the apartment with more comfort, light, and openness.

Features such as air conditioning, double glazing, and collective heating and hot water add to the apartment's appeal. A significant advantage in this area is the residence's secure communal parking, offering non-private spaces available to co-owners as needed. A basement cellar also comes with the property.

Conveniently located near shops, the tramway, and Nice-Ville train station, and just a few minutes from the sea, this apartment provides a privileged lifestyle combining location, spaciousness, light, tranquility, and outdoor areas. A rare find in this area, it is a must-see!

The agency fees are to be paid by the seller.

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