

Two-bedroom apartment in Musicians Quarter €315,000

Musicians Quarter · 2 bedrooms · 66 m² in size



Description

In the vibrant heart of Nice's Musiciens district, this three-room apartment offers a prime location for investors, professionals, or those seeking a charming pied-à-terre. Just steps away from Boulevard Gambetta, the city center, and a convenient tram stop, this property is a mere 10-minute stroll from the iconic Promenade des Anglais and its beaches. The area is bustling with shops and restaurants, making it a lively and convenient place to live.

Housed in a well-maintained, characterful building, the apartment features a large entryway with ample storage, two spacious separate rooms, a kitchen area, and an additional room that can serve as an office or dressing room. Separate toilets add to the convenience. The space offers a unique opportunity for reconfiguration to suit your personal or professional needs.

Agency fees are the responsibility of the seller.

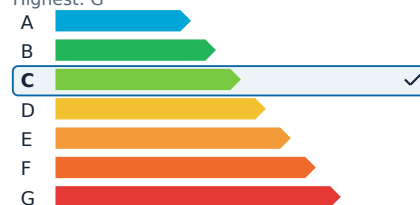
Key details

Surface area	66 m ²
Bedrooms	2
Floor	1st
Lift	No
Outside space	No

DPE (Energy)

C

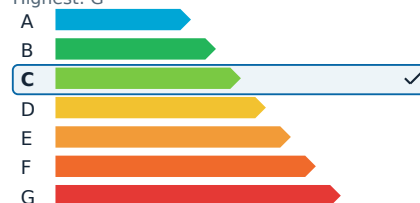
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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de chaque pièce au sens Loi Carrez :

es	Superficie privative au sens Carrez	Surface au sol
	16,59	16,59
	1,71	1,71
	6,92	6,92
	3,97	3,97
	12,44	12,44
	23,64	23,64

les lot(s) :

rez totale : 65,27 m² (soixante-cinq mètres ca
sol totale : 65,27 m² (soixante-cinq mètres car

