

Two-bedroom apartment in Musicians Quarter €670,000

Musicians Quarter · 2 bedrooms · 85 m² in size



Description

Just a few meters from the prestigious Boulevard Victor Hugo, in the heart of Nice, this exceptional apartment offers a blend of character, spaciousness, and meticulous renovation. Spanning nearly 86 square meters, the apartment is designed with an east/west orientation, allowing for excellent natural light and a remarkable ceiling height that enhances its airy feel.

The layout centers around an entrance with built-in cupboards and a toilet. On one side, a large living room opens onto a beautiful east-facing terrace, providing a perfect spot for relaxation. On the opposite side, an independent kitchen opens onto a balcony, and two generously sized bedrooms offer a comfortable sleeping area with an adjoining bathroom. Each bedroom is equipped with reversible air conditioning, parquet flooring, and ample storage space.

The property also includes a cellar, adding to its practicality. This apartment is a rare find, ideal for use as either a primary or secondary residence.

The building's location ensures easy access to various modes of transport, including tram, bus, train, and taxi services, all conveniently located at the foot of the building.

The property is part of a co-ownership with XX main lots. The annual charges amount to €2,916, and there are no ongoing legal proceedings. Agency fees are charged to the seller.

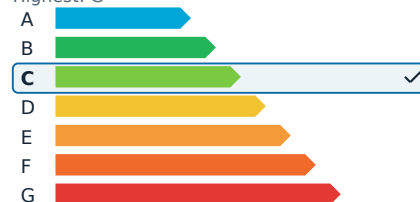
Key details

Surface area	85 m ²
Bedrooms	2
Floor	2nd
Lift	Yes
Outside space	Terrace
Monthly charges	€243 /mo

DPE (Energy)

C

Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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