

Two-bedroom apartment in Musicians Quarter €646,600

Musicians Quarter · 2 bedrooms · 87 m² in size



Description

On the fifth floor with an elevator in the Les Violettes residence on rue Amiral de Grasse, this apartment captivates with its undeniable charm. It offers generous volumes, abundant light, and the elegance of classic architecture, creating an inviting atmosphere. The entrance sets the tone, leading to a magnificent double living room,

the centerpiece of the apartment. It features beautiful parquet flooring, intricate moldings, high ceilings, and an elegant arched opening that highlights the character of the space. This reception area extends to a balcony, offering an unobstructed view of Nice and the surrounding hills.

The apartment includes two bedrooms, one with a closet and balcony access, and a separate, fully equipped kitchen that also opens onto the balcony. A bathroom with storage, an independent WC, and an entrance area with closets complete the layout. Renovation work is needed, providing an opportunity to rethink and modernize the apartment while preserving its beautiful character elements and original charm. A basement storage room is also included.

The property is currently occupied, with a lease in place until July 31, 2027, and is rented at 1717 EUR plus 300 EUR in collective charges. This apartment has strong potential, combining the charm of old-world architecture, spaciousness, balconies, and a clear view, which will reveal its full elegance after renovation.

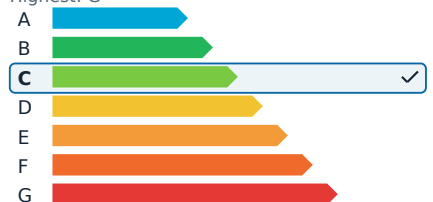
Key details

Surface area	87 m ²
Bedrooms	2
Floor	5th
Lift	Yes
Outside space	No
Monthly charges	€434 /mo

DPE (Energy)

C

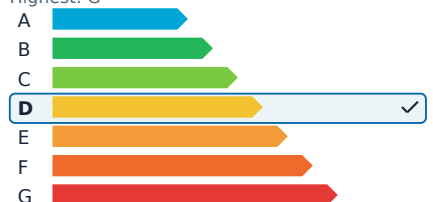
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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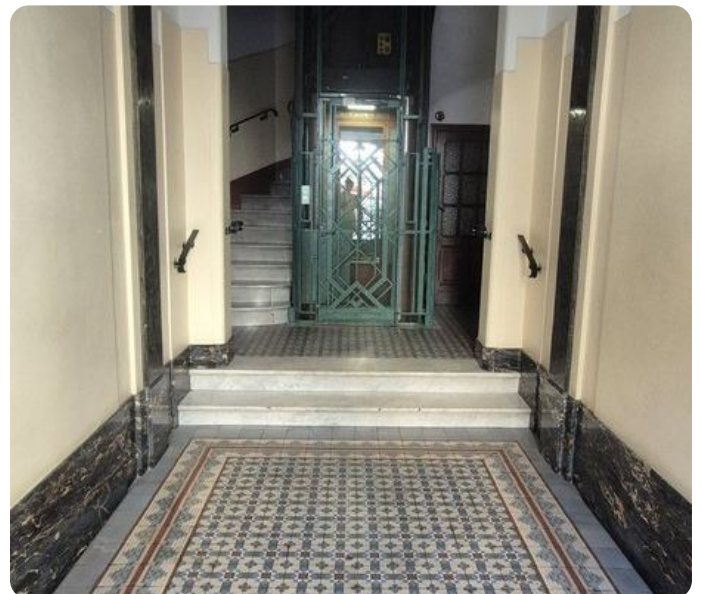
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