

Two-bedroom apartment in Musicians Quarter €495,000

Musicians Quarter · 2 bedrooms · 82 m² in size



Description

Welcome to Palais Gretry, a distinguished 1960s residence located in the vibrant heart of Nice, within the renowned Musicians' Quarter. This exclusive property offers a spacious and stylish living environment, perfect for those seeking comfort and convenience.

This corner apartment features three rooms and spans a generous 82.07 square meters on the third floor, accessible by elevator. Upon entering, you are greeted by a spacious foyer with a separate toilet. The air-conditioned living room, over 20 square meters, opens onto a 9.60 square meter terrace, ideal for dining or enjoying evenings outdoors. The nearly 10 square meter kitchen is separate yet conveniently adjacent to the living room, making it a practical choice for cooking enthusiasts.

The sleeping area includes two elegant and comfortable parquet-floored bedrooms, a shower room with a window, and an additional toilet. The apartment benefits from a dual west and north exposure, providing excellent natural light. All utilities, including cold water, hot water, and heating, are collectively managed. Additionally, a basement storage area is included.

Situated at Square Marc Antoine Charpentier, the building is conveniently located west of Rue Guiglia and south of Rue Rossini. Within a short walking distance, you can access the Alsace-Lorraine tram station, the SNCF train station, and the shops along Boulevard Gambetta. Whether you are a young family seeking ample living space or retirees looking for comfort and a prime location, this property meets many desirable criteria.

This apartment is part of a co-ownership with a total of 77 lots, of which 28 are main units. The monthly management cost is €258, which includes ALUR funds. The energy efficiency rating is classified as E.

Key details

Surface area	82 m ²
Bedrooms	2
Floor	3rd
Lift	No
Outside space	Terrace
Monthly charges	€258 /mo

DPE (Energy)

E

Lowest: A
Highest: G



GES (Emissions)

E

Lowest: A
Highest: G



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