

Two-bedroom apartment in Musicians Quarter €630,000

Musicians Quarter · 2 bedrooms · 88 m² in size



Description

Experience the charm of the Belle Époque in the heart of the Musicians' Quarter on Verdi Street. This 89 m² apartment, situated on the third floor of a recently restored Belle Époque building with an elevator, retains all the beloved features of its era. Upon entering, you are greeted by a spacious entrance hall. The double living room, nearly 34 m² and flooded with southern light, showcases high ceilings, intact moldings, a fireplace, cement tiles, and a stunning herringbone parquet floor. This grand reception room can be left as is or easily divided to create a third bedroom if needed.

The sleeping area includes two large bedrooms that overlook the courtyard, offering absolute tranquility—a true luxury in the city center. The apartment also features an independent kitchen, a

bathroom with a toilet, and a separate toilet. An added bonus is the service room on the top floor, equipped with a shower and toilet. This versatile space is perfect for a teenager seeking independence, a quiet home office, or a guest room. Additionally, a cellar is included.

On the technical side, the apartment boasts an impressive energy rating of C, which is exceptional for a building of this era. The monthly management cost is well-controlled at approximately €134, and the co-ownership is in excellent condition with no planned works. This apartment embodies true character and is ready to welcome those who desire the vibrant center of Nice with the charm of the past.

The Musicians' Quarter is one of Nice's most sought-after areas, offering a peaceful, residential atmosphere within walking distance of the sea, shops, restaurants, and tramway. The quality of life here is palpable from the moment you arrive.

Energy efficiency rating: C

Number of lots in co-ownership: 28

Monthly management cost: €134

No ongoing legal proceedings

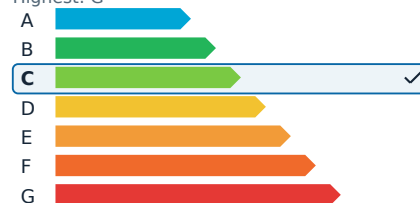
Key details

Surface area	88 m ²
Bedrooms	2
Floor	3rd
Lift	No
Outside space	No

DPE (Energy)

C

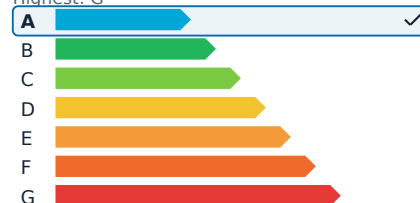
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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