

Two-bedroom apartment in Musicians Quarter €820,000

Musicians Quarter · 2 bedrooms · 104 m² in size

CARRÉ D'OR
RÉNOVÉ
LUMINEUX



Description

This elegant 104 m² apartment, located on the first floor of a charming 1924 building, beautifully blends the timeless allure of its original features with the modern comfort of a meticulous renovation. Upon entering, the over three-meter-high ceilings immediately catch the eye, showcasing intricate moldings, period details, and original oak parquet flooring typical of Nice, setting the stage for a refined living experience.

The layout is thoughtfully designed to separate the living and sleeping areas. To the right of the entrance, a bright double living room unfolds, seamlessly connecting a cozy lounge with a true dining room, perfect for hosting gatherings or enjoying daily life. The custom-made wooden kitchen adds character and warmth, while a small balcony off the dining room overlooks the communal gardens, offering a serene spot for morning coffee, bathed in light from its dual south and north exposure.

The sleeping area comprises two bedrooms, each with its own dressing room. The master suite features a private bathroom, while the second bedroom has access to an independent bathroom. Both rooms are equipped with roller shutters, and every corner of the space is optimized for functionality. A corridor houses a laundry area, adding to the practicality of the home.

Additional features include air conditioning, a retractable awning, an intercom system, an elevator, and unobstructed views, all designed for a turnkey living experience.

The location on Avenue des Fleurs places you at the heart of the Carré d'Or, with easy access to local shops, a supermarket, tram and bus services, and the city center, all within walking distance. Nearby parks offer leisurely strolls, and schools are conveniently close. The sea and beaches are just minutes away, and the airport is easily accessible. This property offers a quintessential Niçois lifestyle, balancing residential tranquility with urban vitality, making it ideal as a primary residence or a pied-à-terre.

Practical information:

- Agency fees are included in the price of €820,000, with fees payable by the seller.
- The property spans 104 m² on the first floor with an elevator and features individual electric heating.

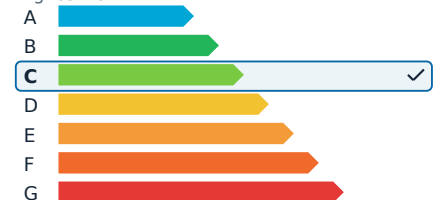
Key details

Surface area	104 m²
Bedrooms	2
Floor	1st
Lift	Yes
Outside space	Balcony
Monthly charges	€269 /mo

DPE (Energy)

C

Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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