

Two-bedroom apartment in Musicians Quarter €820,000

Musicians Quarter · 2 bedrooms · 95 m² in size



Description

This spacious 4-room apartment, covering 96 m², is located in the desirable Fleurs Gambetta district of Nice, just a few meters from the famous Promenade des Anglais. Positioned on Boulevard Gambetta, this property offers a dynamic and high-quality environment. It is conveniently close to tram line 2, which provides easy access between the airport and the port, as well as bus lines, local shops, restaurants, the Alsace-Lorraine park, and the beaches.

Situated on the 2nd floor of a well-maintained building in the city center, the apartment benefits from an East-West orientation, allowing for beautiful natural light throughout the day. The main living area features a double living room and a semi-open kitchen, spanning nearly 60 m², with generous volumes and a pleasing ceiling height. This elegant and comfortable space is ideal for a main residence or a spacious pied-à-terre in Nice. The two bedrooms, which overlook a quiet courtyard, each have their own private bathroom, with one including a WC. Additionally, there is a separate toilet for added convenience. The apartment also comes with air conditioning and a cellar.

This property, free of any occupation, boasts rare volumes and is located in a premium area in the center of Nice.

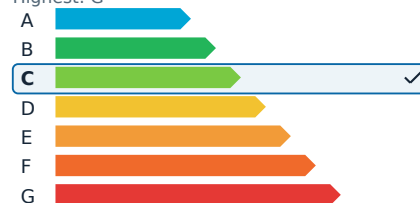
Key details

Surface area	95 m ²
Bedrooms	2
Floor	2nd
Lift	Yes
Outside space	No

DPE (Energy)

C

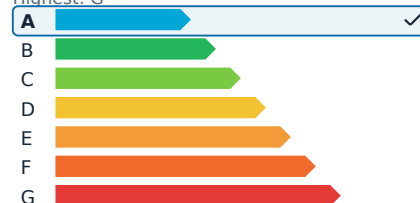
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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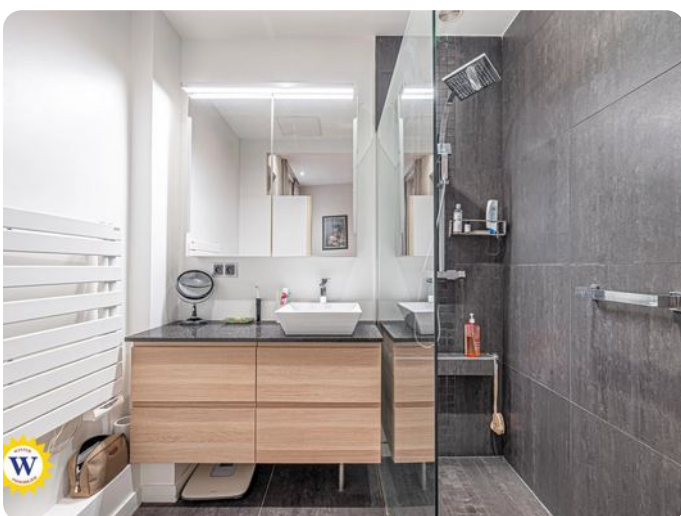
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