

Two-bedroom apartment in Musicians Quarter €690,000

Musicians Quarter · 2 bedrooms · 114 m² in size



Description

Discover a rare opportunity in the heart of Nice's Musiciens district with this exquisite 114 m² apartment. Situated in the prestigious Palais SEMIRAMIS, an Art Deco building from 1928 on Rue Verdi, this property offers a blend of historical charm and modern convenience. The apartment is located on the fifth floor of a secure, closed residence, just two minutes from the Alsace Lorraine tram station and local shops, and a mere ten-minute walk from the iconic Promenade des Anglais.

The apartment is accessed via a stunning Art Deco elevator and features a spacious layout that includes a hallway, a living room, a lounge, a dining room, a kitchen, a bathroom, separate WC, and two bedrooms. There is potential for division and restructuring, allowing

for customization to suit various needs. Professional activities, such as those of liberal professions, are permitted in the building, making it a versatile space for both living and working.

Additionally, a double garage is available for purchase on the ground floor of the residence, perfect for those needing extra storage or parking space. This property is ideal as a primary residence, a secondary home, or a rental investment.

The apartment is part of a co-ownership with 22 residential lots. The monthly management cost is 109€. Estimated annual energy expenses range from 1770 euros to 2450 euros, with prices to 2023.

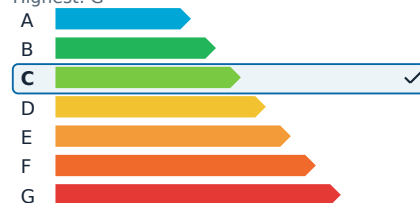
Key details

Surface area	114 m ²
Bedrooms	2
Floor	5th
Lift	No
Outside space	No

DPE (Energy)

C

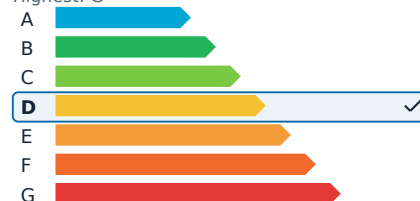
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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