

Three-bedroom apartment in Musicians Quarter

€520,000

Musicians Quarter · 3 bedrooms · 70 m² in size



Description

In the heart of Nice, this top-floor apartment offers a spacious 70 square meters with an additional 22 square meters of open terrace, providing stunning views over the rooftops of the city. The property is filled with natural light, thanks to its dual east-west exposure. This family-friendly apartment has the potential to be reimaged from a four-room layout to a generous three-room space, depending on your needs. It is part of an upscale condominium that features a caretaker and an elevator. The building's facade is currently being renovated, with costs already covered. A large, secure basement storage area is available for your belongings.

The buyer is responsible for agency fees, which are included at 4% including tax. The property is priced at 500,000 euros excluding these fees. It is part of a co-ownership consisting of 120 lots, and there are no ongoing legal proceedings. The apartment has an energy efficiency rating of F for both energy consumption and climate impact. Estimated annual energy expenses for standard use, based on 2023 energy prices, range from 2,160 to 3,020 euros.

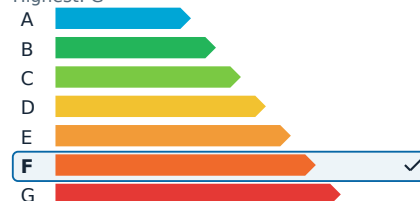
Key details

Surface area	70 m ²
Bedrooms	3
Floor	5th
Lift	Yes
Outside space	Terrace

DPE (Energy)

F

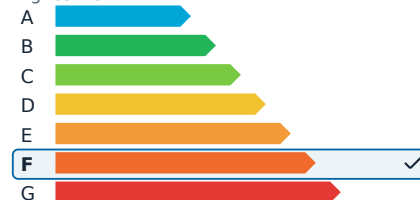
Lowest: A
Highest: G



GES (Emissions)

F

Lowest: A
Highest: G



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