

Four-bedroom apartment in Musiciens Quarter

€695,000

Musiciens Quarter · 4 bedrooms · 100 m² in size



Description

In the desirable Musiciens district, just a few minutes from the city center, Boulevard Victor Hugo, the sea, and the tramway, with easy access to the expressway, this apartment boasts an exceptional location. Positioned on the second floor with an elevator in "La Pergola," a unique Art Deco building renowned for its rich materials, vibrant colors, and intricate techniques, the apartment is part of one of the last fresco-painted buildings in Nice.

As the sole apartment on its landing, this spacious 4/5-room dwelling is entirely renovated and offers a comfortable living environment. It features an entrance, a double living room with impressive high ceilings, and an open, fully equipped kitchen with small balconies. The sleeping area includes four bedrooms, a bathroom with a toilet, a shower room with a sink, and a separate second toilet, ensuring optimal comfort.

In perfect condition, this apartment is distinguished by its generous spaces, elegant parquet flooring, high ceilings, and charming details, making it a unique living space. It also benefits from ducted reversible air conditioning, double glazing, and comes with a cellar. Ready to move in, this property combines charm, comfort, and a prime location in a stunning Art Deco building.

The property is part of a condominium with 25 residential lots. Annual charges amount to €2,649, covering heating, cold water, elevator, and maintenance and cleaning of common areas. Agency fees are the responsibility of the buyer.

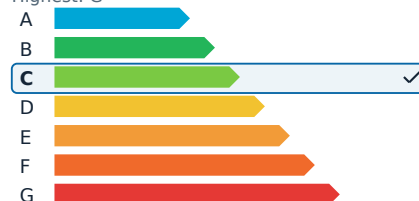
Key details

Surface area	100 m ²
Bedrooms	4
Floor	2nd
Lift	Yes
Outside space	Balcony

DPE (Energy)

C

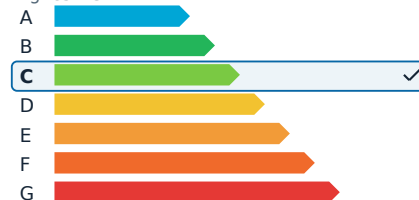
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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