

Six-bedroom apartment in Musicians Quarter €1,250,000

Musicians Quarter · 6 bedrooms · 208 m² in size



Description

In the heart of Nice's sought-after Musicians' Quarter, this professional space offers a generous and flexible area of approximately 208 square meters. Just steps from the Mozart parking garage, the property includes a main area of 164.45 square meters, as per the Carrez Law, and an additional annex space of around 44 square meters, accessible exclusively from the main premises.

Currently configured as a dental office and radiology center, the layout is highly functional, featuring a reception area, waiting room, multiple offices and consultation rooms, a kitchen, technical rooms, and ample storage space. The property benefits from a triple

exposure to the north, east, and west, which, along with numerous windows, ensures pleasant natural light. Several rooms overlook a large, tree-lined interior courtyard, providing a tranquil and preserved setting right in the city center.

The annex space, which requires renovation, presents additional potential. It could be transformed into social rooms, a rest area, meeting room, archives, or storage space. With modernization, the entire property can be adapted for various uses, such as medical or paramedical professions, a law firm, accounting firm, consultancy, training center, or company headquarters.

This is a rare opportunity to acquire a spacious, quiet, and adaptable professional ensemble in the heart of Nice, close to all amenities.

The agency fees are borne by the seller. The co-ownership comprises 36 lots, with no ongoing legal proceedings. Annual forecasted charges amount to 10,000 euros. The energy performance diagnostic was conducted on May 12, 2026, with a DPE score of 138 kWhEP/m²/year and a GES score of 4 kgepCO₂/m²/year. Estimated annual energy costs range between 1,920 and 2,630 euros, based on 2021 energy prices.

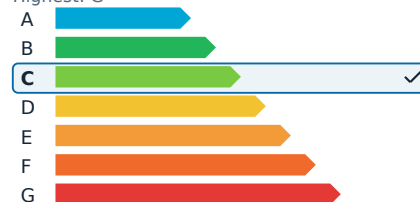
Key details

Surface area	208 m ²
Bedrooms	6
Floor	1st
Lift	No
Outside space	No
Monthly charges	€833 /mo

DPE (Energy)

C

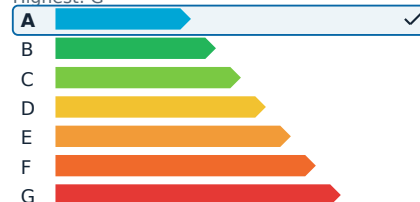
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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