

# Studio apartment in Musicians Quarter

€215,000

Musicians Quarter · Studio · 30 m<sup>2</sup> in size



## Description

In the highly sought-after Musiciens district of Nice, this spacious 30 m<sup>2</sup> studio offers a peaceful retreat within a beautiful building. Positioned on the ground floor, it is shielded by the building's gardens, ensuring privacy and a serene atmosphere. The studio enjoys a southern exposure, enhancing its brightness throughout the day. Inside, you'll find an entryway, a living area, an independent kitchen, and a bathroom with a toilet. The impressive ceiling height of 3.35 meters and solid wood flooring add character to the space. Currently unoccupied, this studio is ready to be rented out immediately or customized as a primary residence. The layout allows for the possibility of expanding the living area or creating a functional two-room apartment.

The building is well-equipped with an elevator, intercom, wheelchair accessibility, and a video surveillance system. Additionally, a large, dry cellar provides extra storage space. This property is ideally located close to shops, the sea, and the tram, making it a convenient choice for both leisure and daily living.

For more details on potential risks associated with this property, please visit the Géorisques website at

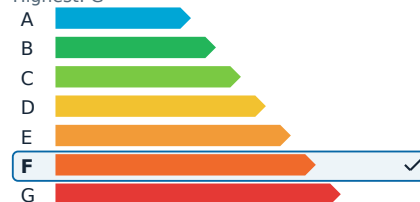
## Key details

|                 |                   |
|-----------------|-------------------|
| Surface area    | 30 m <sup>2</sup> |
| Bedrooms        | Studio            |
| Floor           | Ground            |
| Lift            | Yes               |
| Outside space   | No                |
| Monthly charges | €164 /mo          |

## DPE (Energy)

F

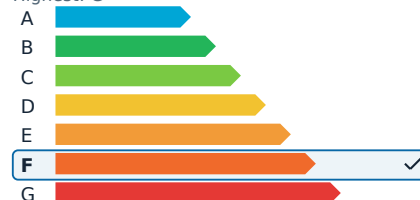
Lowest: A  
Highest: G



## GES (Emissions)

F

Lowest: A  
Highest: G



# Studio apartment in Musicians Quarter

€215,000

Musicians Quarter · Studio · 30 m<sup>2</sup> in size



# Studio apartment in Musicians Quarter

€215,000

Musicians Quarter · Studio · 30 m<sup>2</sup> in size

