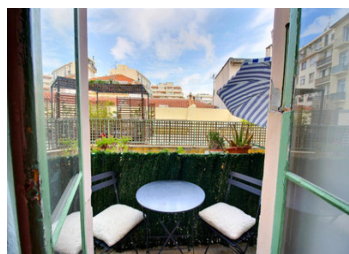


Charming newly renovated 3-room apartment with balcony - Nice Les Musiciens



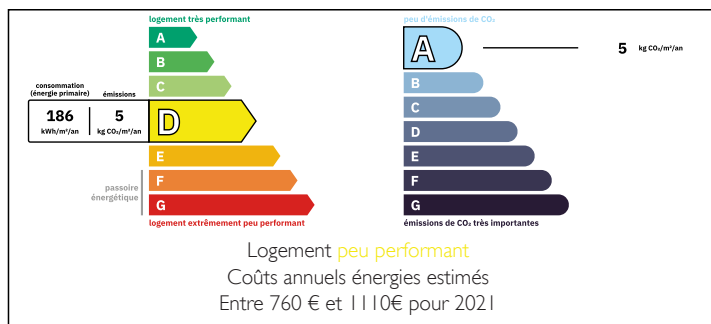
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	0 m2

IN BRIEF

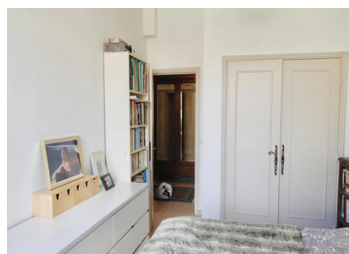
In the pleasant Musiciens district, a stone's throw from the sought-after Boulevard Victor Hugo and the Jardin Alsace Lorraine and a 7-minute walk from the beach, close to public transport (tramway, bus, train), shops and restaurants, welcome to this attractive 3-room apartment with pleasant balcony. In a small old building, on the 2nd floor, without elevator, this apartment of 67m2 welcomes you with a spacious entrance leading to each of the rooms. It comprises a spacious living room with open kitchen, opening onto a dining area with French balcony. This pleasant, bright living room can be separated from the living area by sliding mirrored windows. It then offers a lovely bedroom with built-in storage and a pleasant balcony with a table and two chairs, in a quiet location, as well as a second bedroom also overlooking the courtyard, also...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 972 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In the pleasant Musiciens district, a stone's throw from the sought-after Boulevard Victor Hugo and the Jardin Alsace Lorraine and a 7-minute walk from the beach, close to public transport (tramway, bus, train), shops and restaurants, welcome to this attractive 3-room apartment with pleasant balcony. In a small old building, on the 2nd floor, without elevator, this apartment of 67m2 welcomes you with a spacious entrance leading to each of the rooms. It comprises a spacious living room with open kitchen, opening onto a dining area with French balcony. This pleasant, bright living room can be separated from the living area by sliding mirrored windows.

It then offers a lovely bedroom with built-in storage and a pleasant balcony with a table and two chairs, in a quiet location, as well as a second bedroom also overlooking the courtyard, also with built-in storage. There's a bathroom and separate toilet.

The apartment features reversible air conditioning in the living room/kitchen. It has very high ceilings. It was renovated in 2023.

The ideal apartment for lovers of the Côte d'Azur, with the Belle Epoque ambience of this neighborhood, offering all the assets to enjoy it, as a main residence, as a second home or for a family who wants to do everything on foot with the proximity of schools, a large park, the sea, shops and transport.

Contact our agent today for more information or to book a visit !

Information about risks to which this property is exposed is available on...