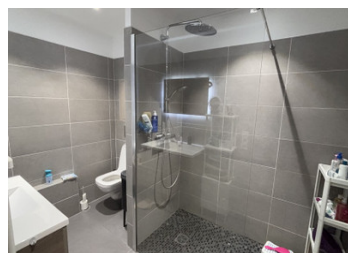
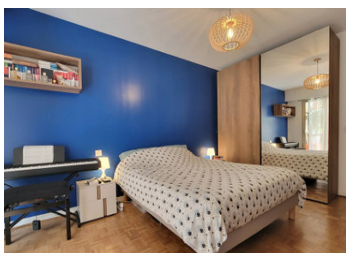


## Bright 2-Bedroom Apartment in Nice Centre – Musicians District, Close to Sea, prime location



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	85 m2
Outside Space:	12 m2

## IN BRIEF

Located in the sought-after Quartier des Musiciens, just steps from Place Mozart, this charming 85 sqm 2-bedroom apartment is set on the 2nd floor of a well-maintained building with elevator.

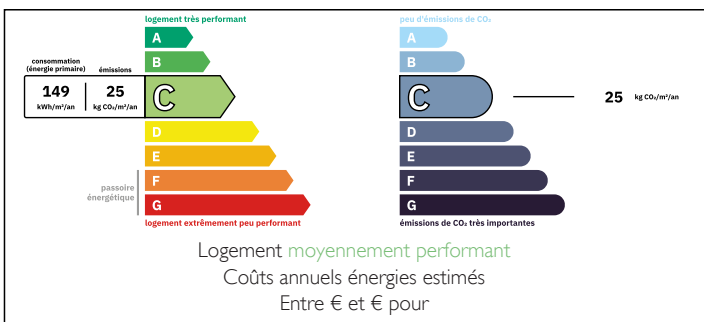
Dual-aspect and filled with natural light, it features a west-facing living room opening onto a large 12 sqm balcony, a separate fitted kitchen with its own balcony, two spacious bedrooms, a shower room with WC, and an additional separate WC.

Air conditioning throughout, double glazing, and fiber optic internet.

A cellar completes the property. Parking available nearby.

An ideal home or pied-à-terre in central Nice.

## 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.



## DESCRIPTION

### Overview

Ideally located in the highly desirable Quartier des Musiciens, close to Place Mozart, this elegant 85 sqm apartment offers a refined lifestyle in the heart of Nice.

Set on the 2nd floor of a well-maintained residence with elevator, the property stands out for its dual-aspect layout, abundant natural light, and generous outdoor spaces. The location combines vibrant city living with a calm residential atmosphere, just minutes from the beaches and all amenities.

### Layout

The apartment offers a well-balanced and functional layout, ideal for comfortable everyday living.

Bright living room, west-facing, opening onto a spacious 12 sqm balcony

Separate fitted kitchen, with access to a second balcony

Two bedrooms, each approximately 13 sqm

Shower room with WC

Additional separate WC

All main rooms have direct access to outdoor spaces, creating a seamless indoor-outdoor flow.

### Features include:

reversible air conditioning throughout

double glazing

fiber optic internet

A cellar provides additional storage space.

Parking rental is available at the nearby Mozart parking, located at the foot of the building.

### Location

The Quartier des Musiciens is one of Nice's most

## LOCAL TAXES

**Taxe foncière: 1940 EUR**

**Taxe habitation: EUR**

## NOTES