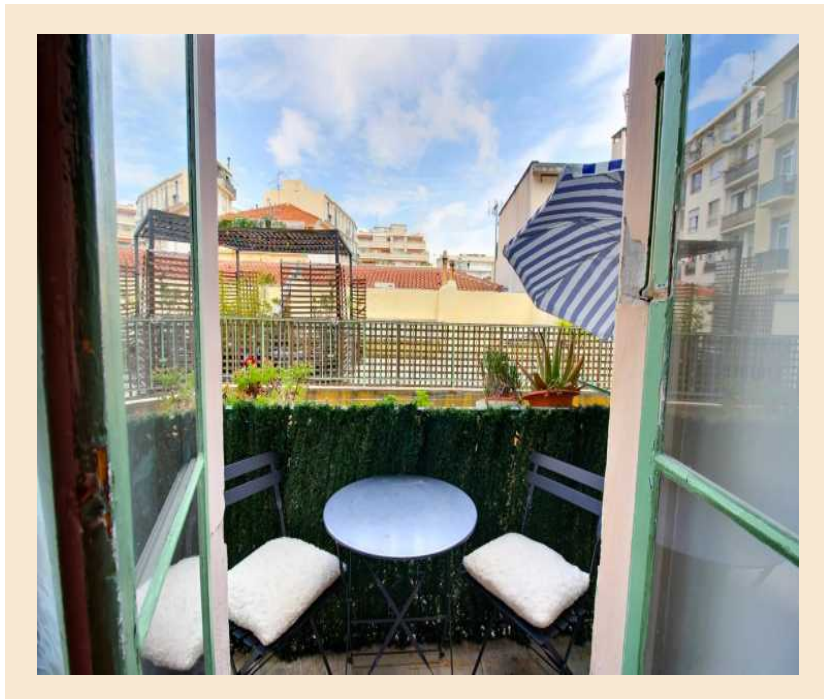


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Charming 3-room Apartment With Balcony - Nice Les Musiciens

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



€465,000

inc. of agency fees

2 Beds

67 sqm

In the pleasant and elegant Musiciens neighborhood and the Jardin Alsace Lorraine, a 7-minute walk from the beach, close to public transport (tramway, bus, train), shops and restaurants, welcome to...

At a Glance

Reference MFH-
PROHWNC84858765

Bed 2

Near to Nice

Pool No

Price €465,000

Hab.Space 67 sqm

Land Tax N/A

Property Description

In the pleasant and elegant Musiciens neighborhood and the Jardin Alsace Lorraine, 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 smaller building, with a Belle Epoque style façade, on the 2nd floor, 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. Possibility to add a terrace.

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

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, a rental investment, as a second home for those who want to do everything on foot with the proximity; a large park, the sea, shops, restaurants and transport. Contact our agent today for more information or to book a visit !

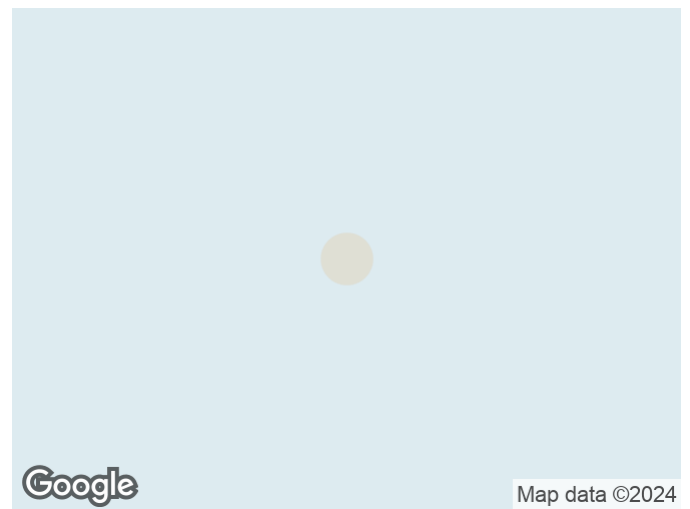
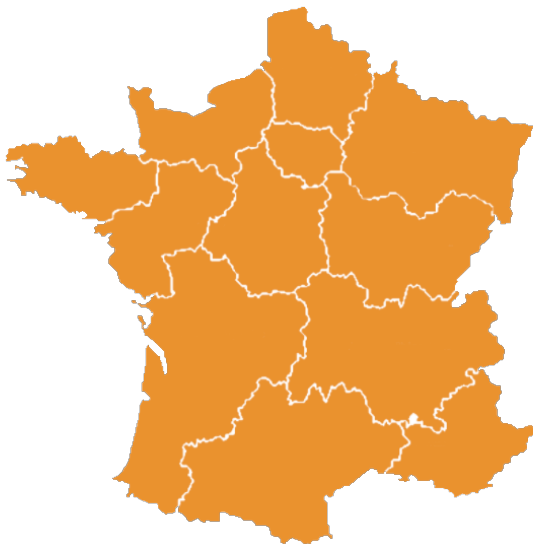
Summary

Property type:	Apartment
Bedrooms:	2
Price	€465,000

Key Information

Year Built:	1913
Internal Area:	67 sqm
Property Features:	
• Air-conditioning	
Has Air Conditioning?	Yes

Location: Provence-Alpes-Cote-d'Azur



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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