

Two-bedroom apartment in Musicians Quarter €540,000

Musicians Quarter · 2 bedrooms · 82 m² in size



Description

Discover a charming three-room apartment in the prestigious Le Montéverdi residence, ideally situated on Rue Gounod in the heart of Nice's sought-after Musicians' district. This prime location offers immediate access to the city center and nearby beaches. With a spacious area of 82.45 square meters, the apartment boasts

generous volumes and a well-balanced layout. The entrance leads to a bright living room that opens onto a pleasant 5.25 square meter terrace overlooking Rue Gounod, seamlessly extending the living space.

The sleeping area features two spacious bedrooms, one of which has access to a 2.85 square meter balcony facing the courtyard, providing tranquility and privacy. A separate, dine-in kitchen allows for a comfortable dining area. The apartment also includes a bathroom and separate toilet facilities. The functional and balanced design offers excellent renovation potential, making it suitable for both a primary residence and a high-end pied-à-terre.

The co-ownership is renowned for its high standards, security, and impeccable maintenance, ensuring a serene and valuable living environment. This property is a rare find in the area, combining a coveted address, beautiful space, and quality residence.

Energy efficiency rating: D

Annual co-ownership charges: 3,228 euros

Number of lots in the co-ownership: 150, with 85 residential lots

No ongoing legal proceedings

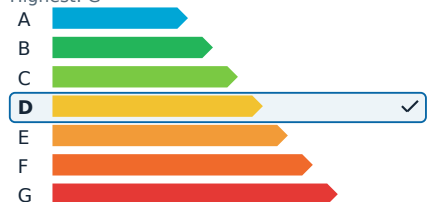
Key details

Surface area	82 m ²
Bedrooms	2
Floor	2nd
Lift	Yes
Outside space	No
Monthly charges	€269 /mo

DPE (Energy)

D

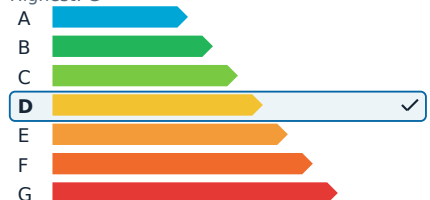
Lowest: A
Highest: G



GES (Emissions)

D

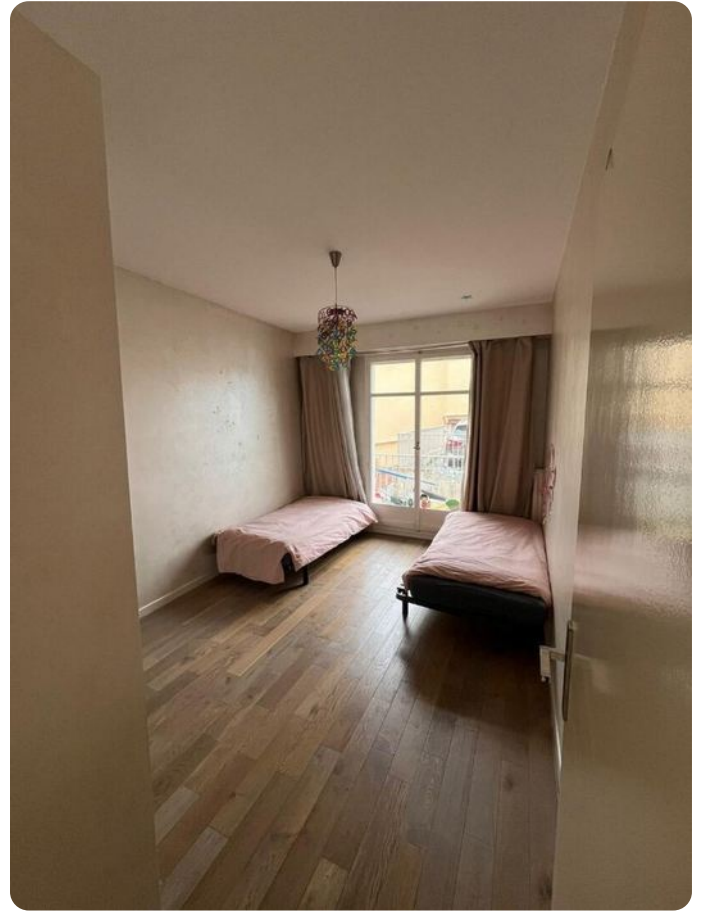
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