

Two-bedroom apartment in Musicians Quarter €540,000

Musicians Quarter · 2 bedrooms · 82 m² in size



Description

Discover a charming three-room apartment on the second floor of the esteemed Le Montéverdi residence, accessible by elevator. This property is ideally positioned on rue Gounod in the heart of the sought-after Musicians' district of Nice, placing you just moments away from the vibrant city center and the beautiful beaches. Spanning 82.45 square meters, the apartment offers generous living spaces with a well-thought-out layout.

Upon entering, you are greeted by a bright living room that opens onto a pleasant 5.25 square meter terrace facing rue Gounod, seamlessly extending the living area outdoors. The night area includes two spacious bedrooms, one of which has access to a 2.85

square meter balcony overlooking the courtyard, providing a peaceful and private retreat. The separate dine-in kitchen is perfect for creating a comfortable dining space. Additionally, the apartment features a bathroom and separate toilet facilities.

The functional and balanced floor plan offers excellent potential for customization, making it suitable as both a primary residence and a prestigious pied-à-terre. The co-ownership is known for its high standards, offering a secure and well-maintained environment in excellent condition, ensuring a serene and valuable living experience.

Energy Efficiency Rating: D

Annual Co-ownership Charges: €3,228

Number of Lots in Co-ownership: 150 (including 85 residential lots)

No ongoing legal proceedings.

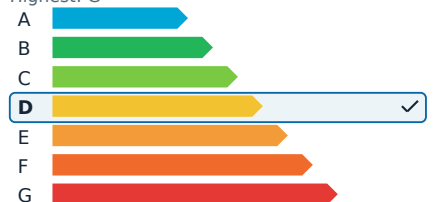
Key details

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

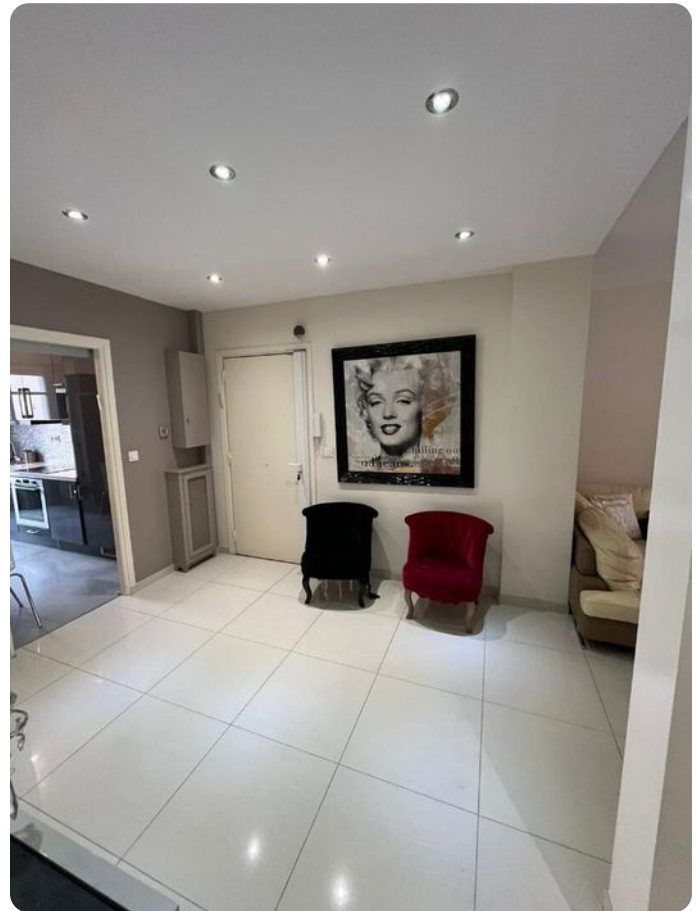
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