

Two-bedroom apartment in Musicians Quarter €520,000

Musicians Quarter · 2 bedrooms · 82 m² in size



Description

Discover a remarkable three-room apartment on the second floor of the prestigious Le Montéverdi residence, located on Rue Gounod in the heart of Nice's highly sought-after Musicians' Quarter. This prime location offers immediate access to the city center and nearby beaches, making it an enviable address for those who appreciate convenience and lifestyle.

The apartment spans 82.45 square meters and is characterized by its generous spaces and harmonious layout. Upon entering, you are greeted by a bright living room that extends to a pleasant 5.25 square meter terrace overlooking Rue Gounod, seamlessly blending indoor and outdoor living. The sleeping area includes two spacious

bedrooms, one of which opens to a 2.85 square meter balcony facing the courtyard, providing a tranquil and private retreat. An independent eat-in kitchen offers ample space for comfortable dining. Additional features include a bathroom and separate WC, contributing to the apartment's functional and balanced plan. This property holds excellent potential for customization, making it suitable as a primary residence or a luxurious pied-à-terre.

The co-ownership is known for its high standards, offering a secure, well-maintained, and excellently preserved environment, ensuring a serene and valuable living experience.

Energy efficiency rating: D

Annual co-ownership charges: 3,228 euros

Number of lots in the co-ownership: 150 (including 85 residential lots)

No ongoing legal proceedings

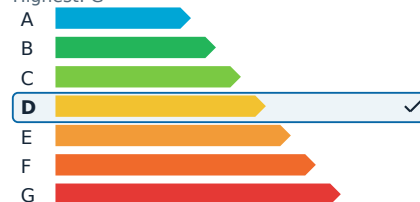
Key details

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

Lowest: A
Highest: G



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