

Two-bedroom apartment in Musicians Quarter €520,000

Musicians Quarter · 2 bedrooms · 82 m² in size



Description

Discover an elegant three-room apartment on the second floor of the prestigious Le Montéverdi residence, accessible by elevator. This property is ideally positioned on Rue Gounod, in the heart of the highly sought-after Musicians' Quarter of Nice. It offers convenient proximity to the city center and the beautiful beaches. With a spacious 82.45 square meters, the apartment impresses with its generous volumes and harmonious layout.

Upon entering, you're welcomed into a bright living room that extends to a pleasant 5.25-square-meter terrace facing Rue Gounod, seamlessly enhancing the living space. The sleeping area includes two large bedrooms, one of which opens onto a 2.85-square-meter

balcony overlooking the courtyard, providing a tranquil and private retreat. The independent eat-in kitchen offers a comfortable dining area. Additionally, the apartment features a bathroom and separate WC.

The functional and balanced floor plan presents excellent potential for customization, making it suitable as both a primary residence or a luxurious pied-à-terre. The co-ownership is known for its high standard, security, and excellent upkeep, ensuring a serene and valuable living environment.

This property is part of a co-ownership comprising 150 lots, including 85 residential lots. The energy efficiency rating is D. Annual co-ownership charges amount to 3,228 euros. There are no ongoing legal proceedings.

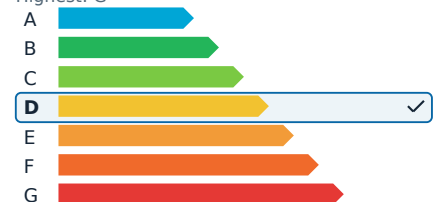
Key details

Surface area	82 m²
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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