

Two-bedroom apartment in Musicians Quarter €575,000

Musicians Quarter · 2 bedrooms · 82 m² in size



Description

Experience the charm of the prestigious Le Montéverdi residence with this exclusive three-room apartment on the second floor, accessible via elevator. Located on rue Gounod in the heart of Nice's highly sought-after Musicians' district, this property offers convenient proximity to both the vibrant city center and the inviting beaches.

Spanning 82.45 square meters, the apartment impresses with its generous space and harmonious layout. It features an entrance leading to a bright living room that opens onto a pleasant 5.25 square meter terrace overlooking rue Gounod, seamlessly extending the living area. The sleeping quarters include two spacious

bedrooms, one of which has access to a 2.85 square meter balcony facing the courtyard, providing a tranquil and private retreat. An independent kitchen offers ample space for dining, while the apartment also includes a bathroom and separate WC.

The functional and balanced floor plan presents 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, security, and meticulous upkeep, ensuring a serene and valued living environment.

Additional Information:

- Energy Efficiency Rating: D
- Collective heating and hot water
- Annual property tax: €1,836
- Annual co-ownership charges: €3,228
- Co-ownership consists of 150 lots, including 85 residential lots
- No ongoing legal proceedings

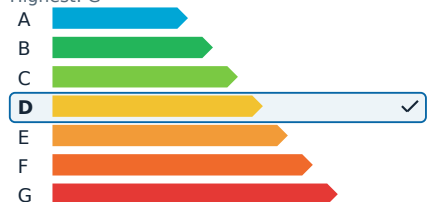
Key details

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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