

Two-bedroom apartment in Musicians Quarter €575,000

Musicians Quarter · 2 bedrooms · 82 m² in size



Description

In the heart of Nice's sought-after Musicians' district, this elegant apartment offers a prime location near the city center and the beaches. Situated on the second floor of the prestigious Le Montéverdi residence, the property features three rooms and covers an area of 82.45 square meters. The apartment's layout is both

generous and well-organized, starting with an entrance that leads to a bright living room. This space extends to a pleasant 5.25 square meter terrace overlooking Gounod Street, creating a seamless indoor-outdoor living experience.

The sleeping area includes two spacious bedrooms, one of which opens onto a 2.85 square meter balcony facing the courtyard, providing a quiet and private retreat. The apartment also boasts an independent dining kitchen, ideal for setting up a comfortable meal area. Completing the interior are a bathroom and separate WC. The functional and balanced floor plan offers excellent potential for customization, making it suitable for both a main residence and a luxurious pied-à-terre.

The co-ownership is known for its high standards, security, and impeccable maintenance, ensuring a serene and valuable living environment.

Additional information includes an energy efficiency rating of D, collective heating and hot water, and a property tax of 1,836 euros. The annual management charges amount to 3,228 euros. The co-ownership comprises 150 lots, including 85 residential units, with no ongoing legal proceedings.

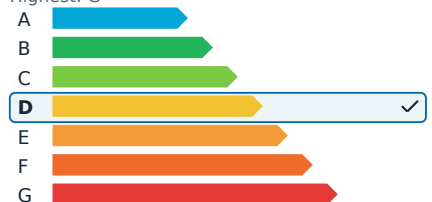
Key details

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

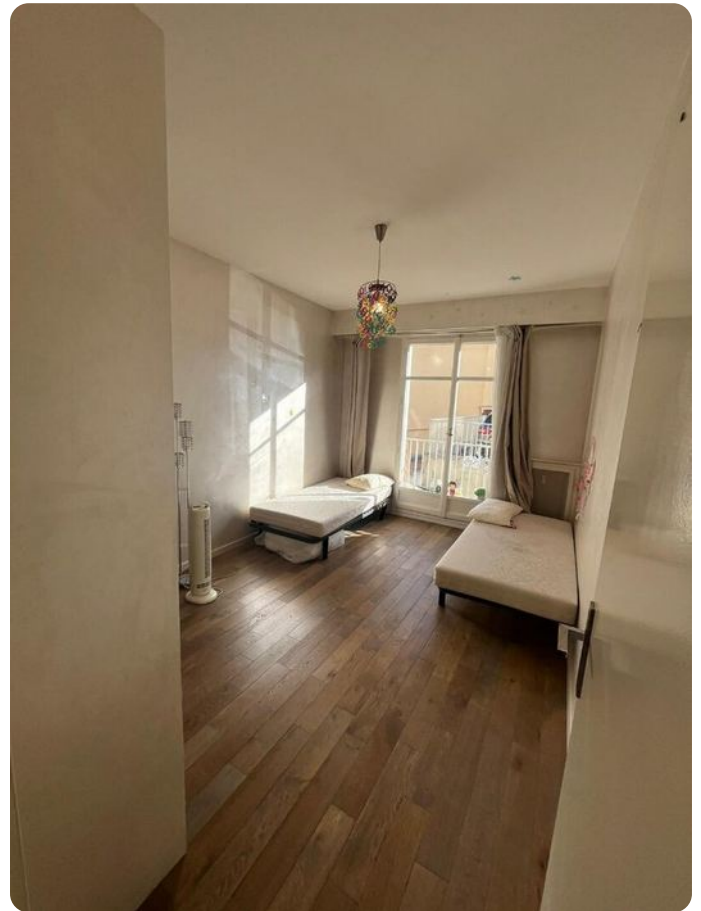
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