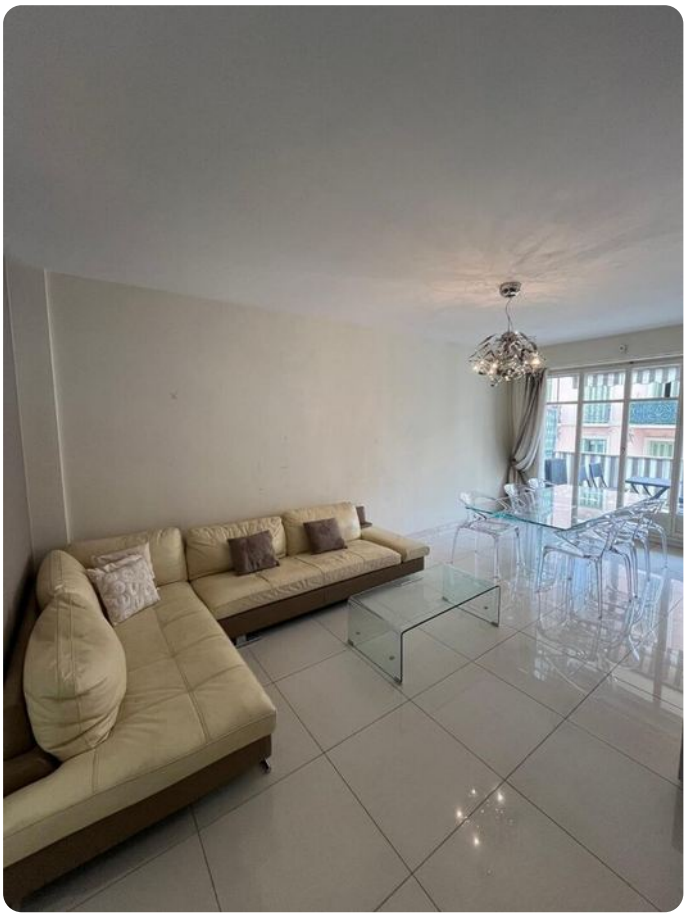
Two-bedroom apartment in Musicians Quarter

€540,000

Musicians Quarter · 2 bedrooms · 82 m² in size

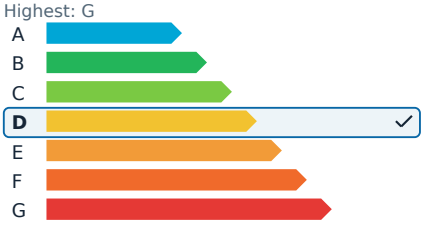


Key details

Surface area	**82 m²**
Bedrooms	**2**
Floor	**2nd**
Lift	**Yes**
Outside space	**No**
Monthly charges	**€269 /mo**

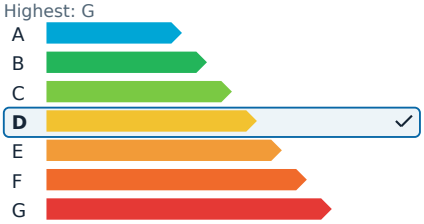
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of Nice's sought-after Musicians' Quarter, discover a charming three-room apartment within the prestigious Le Montéverdi residence. This second-floor apartment, accessible by elevator, is ideally positioned on Rue Gounod, close to the city center and the inviting beaches. Spanning 82.45 square meters, the apartment impresses with its generous spaces and harmonious layout. Upon entering, you are welcomed into a bright living room that opens onto a pleasant 5.25 square meter terrace overlooking Rue Gounod, seamlessly extending the living area.

The sleeping area features two spacious bedrooms, one of which offers access to a 2.85 square meter balcony facing the courtyard, providing a tranquil and private retreat. An independent dining kitchen creates a comfortable space for meals. The property also includes a bathroom and separate toilet. The apartment's functional and balanced design presents excellent potential for customization, making it suitable as a primary residence or a high-end pied-à-terre.

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

Additional information:
- Energy Efficiency Rating: D
- Collective heating and hot water
- Property tax: €1,836
- Annual co-ownership charges: €3,228
- Co-ownership consists of 150 lots, including 85 residential lots

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