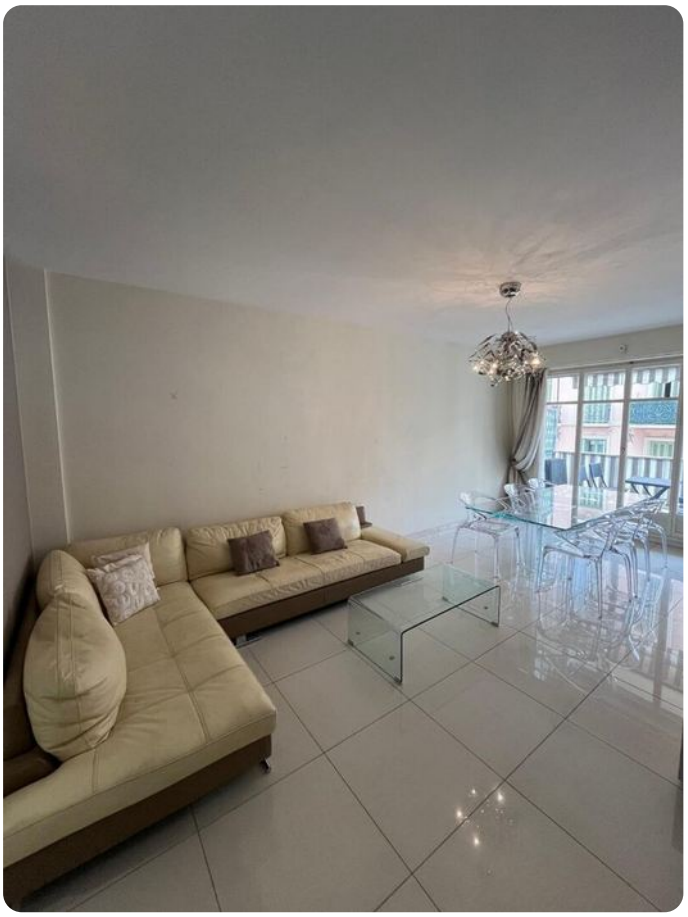
Two-bedroom apartment in Musicians Quarter

€540,000

Musicians Quarter · 2 bedrooms · 82 m² in size

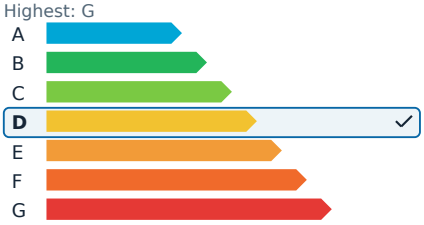


Key details

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

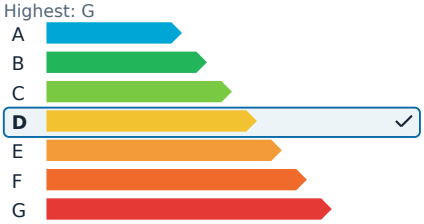
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of Nice's sought-after Musicians' district, this charming three-room apartment is part of the prestigious Le Montéverdi residence. Positioned on the second floor with elevator access, it offers a prime location on Rue Gounod, just a short distance from the city center and the beaches. Spanning 82.45 square meters, the apartment impresses with its generous spaces and harmonious layout. The entrance leads to a bright living room that opens onto a delightful 5.25-square-meter terrace overlooking Rue Gounod, seamlessly extending the living area.

The sleeping area includes two spacious bedrooms, one of which has access to a 2.85-square-meter balcony facing the courtyard, providing a tranquil and private retreat. A separate dining kitchen offers ample space for comfortable meal preparation and dining. The apartment also features a bathroom and separate toilet. The functional and balanced floor plan presents excellent potential for customization, making it suitable as either a primary residence or a high-end pied-à-terre.

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

Energy efficiency rating: D
Annual co-ownership charges: €3,228
Number of lots in the co-ownership: 150, including 85 residential lots
No ongoing legal proceedings

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