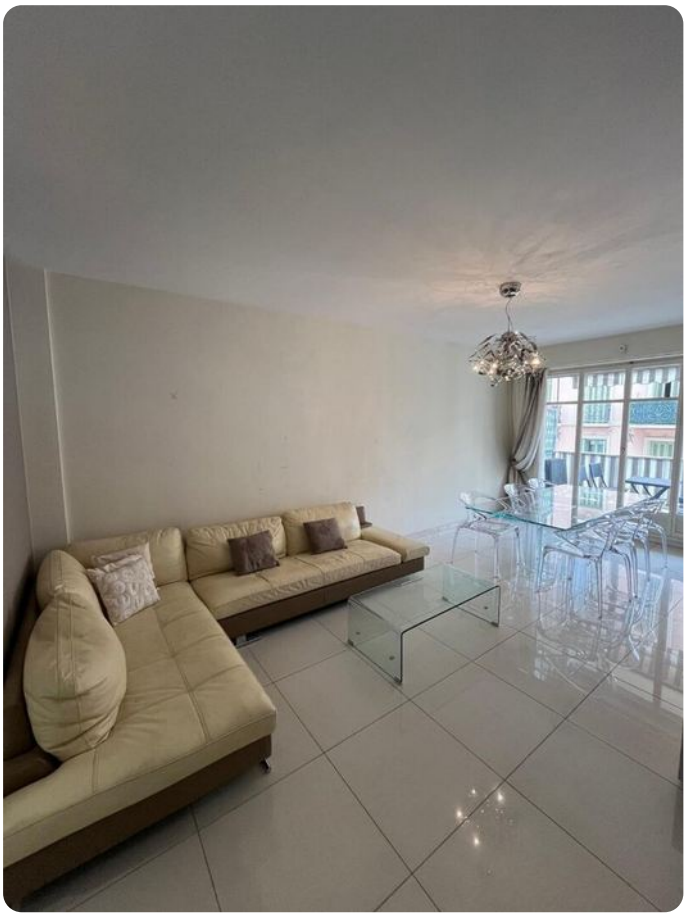
Two-bedroom apartment in Musicians Quarter

€540,000

Musicians Quarter · 2 bedrooms · 82 m² in size

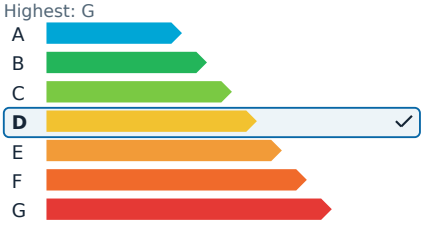


Key details

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

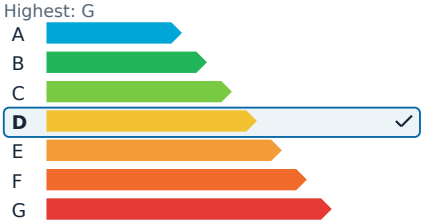
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

This apartment offers a prime opportunity to reside in the prestigious Le Montéverdi residence, located in the highly sought-after Musiciens district of Nice, near the city center and beaches. Situated on the second floor with elevator access, the 82.45 m² space is thoughtfully designed with generous proportions and a harmonious layout. The entrance leads to a bright living room that opens onto a pleasant 5.25 m² terrace facing rue Gounod, seamlessly extending the living area outdoors.

The night section includes two spacious bedrooms, one of which has access to a 2.85 m² balcony overlooking the courtyard, providing a peaceful and private retreat. A separate dine-in kitchen offers a comfortable area for meals. The apartment is complete with a bathroom and separate WC. The functional and balanced floor plan offers excellent potential for customization, making it suitable as a primary residence or a high-end pied-à-terre.

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

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
- No ongoing legal proceedings

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