

Two-bedroom apartment in Musicians Quarter €520,000

Musicians Quarter · 2 bedrooms · 82 m² in size



Description

This spacious three-room apartment is situated on the second floor of the prestigious Le Montéverdi residence, accessible by elevator. It is ideally located on Rue Gounod in the heart of the sought-after Musicians' district of Nice, just a short distance from the city center and the beaches. Covering an area of 82.45 square meters, the apartment is notable for its generous space and well-thought-out layout.

Upon entering, you are greeted by a bright living room that opens onto a pleasant 5.25 square meter terrace overlooking Rue Gounod, extending the living space outdoors. The sleeping area includes two spacious bedrooms, one of which has access to a 2.85 square meter

balcony facing the courtyard, providing a peaceful and private retreat. The apartment also features an independent eat-in kitchen, a bathroom, and separate toilet facilities.

The functional and balanced floor plan offers excellent potential for customization, making it suitable as both a primary residence and a high-end pied-à-terre. The co-ownership is known for its quality, security, and impeccable 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
- No ongoing legal proceedings

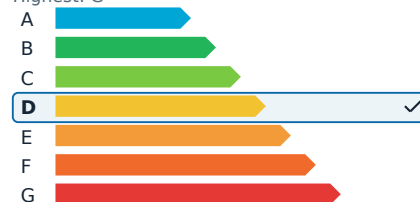
Key details

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

DPE (Energy)

D

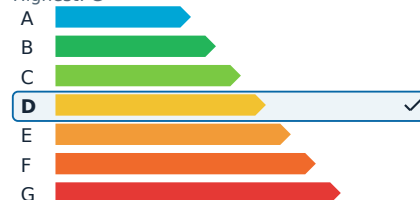
Lowest: A
Highest: G



GES (Emissions)

D

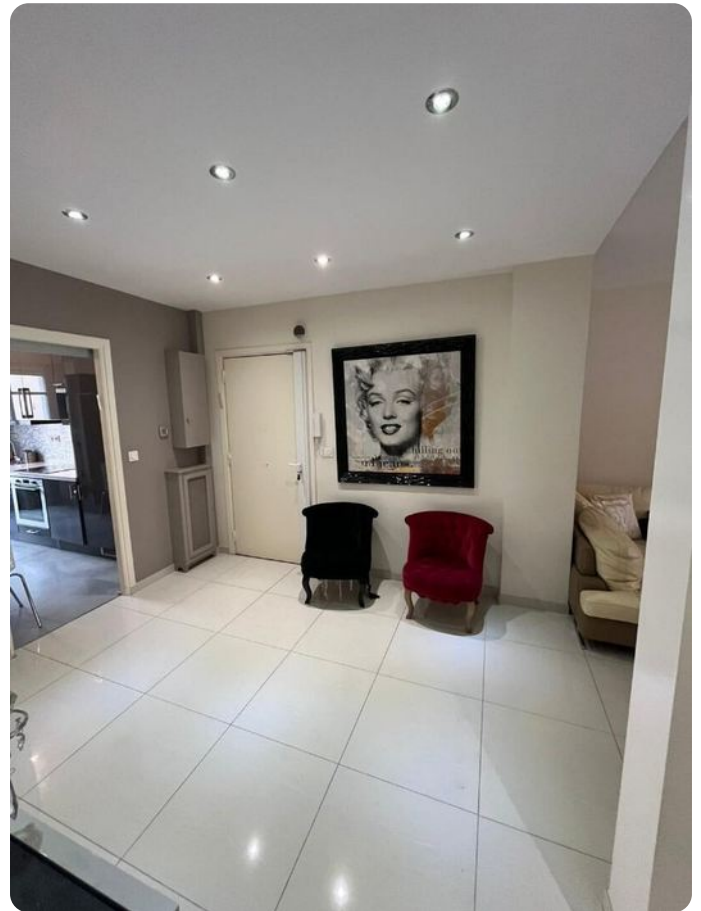
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