Two-bedroom apartment in Musicians Quarter

€520,000

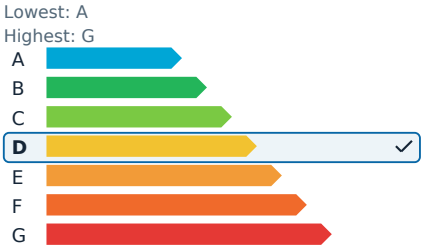
Musicians Quarter · 2 bedrooms · 82 m² in size

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
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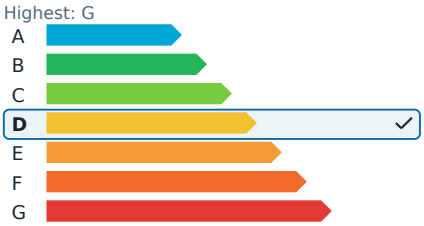

Description

This three-room apartment is situated on the second floor of the esteemed Le Montéverdi residence, located on rue Gounod in the highly sought-after Musicians' district of Nice. The area is known for its proximity to the city center and the beaches, making it a prime location for those who appreciate convenience and leisure.

Covering an area of 82.45 square meters, the apartment boasts generous spaces and a well-thought-out layout. Upon entering, you are greeted by a bright living room that opens onto a pleasant 5.25 square meter terrace facing rue Gounod. This terrace serves as an extension of the living space, ideal for relaxation.

The sleeping area includes two spacious bedrooms, one of which has access to a 2.85 square meter balcony overlooking the courtyard, providing tranquility and privacy. The apartment also features an independent dining kitchen, offering a comfortable area for meals. Additionally, there is a bathroom and separate toilet facilities.

The floor plan is both functional and balanced, offering excellent potential for customization. It is suitable for use as a primary residence or a high-end pied-à-terre. The co-ownership is known for its high standards, with a secure and well-maintained environment that ensures a serene and valued living experience.

Additional information:
- Energy Efficiency Rating: D
- Collective heating and hot water
- Annual property tax: €1,836
- Annual co-ownership charges: €3,228
- The property is part of a co-ownership of 150 lots, including 85 residential lots, with no ongoing legal proceedings.

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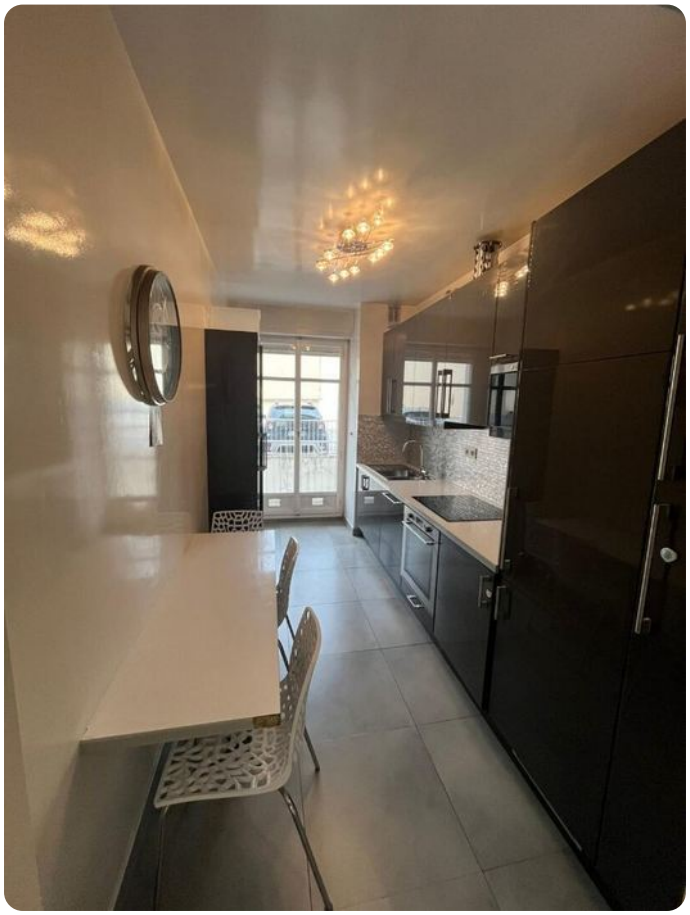
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