

# Two-bedroom apartment in Musicians Quarter €540,000

Musicians Quarter · 2 bedrooms · 82 m<sup>2</sup> in size



## 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

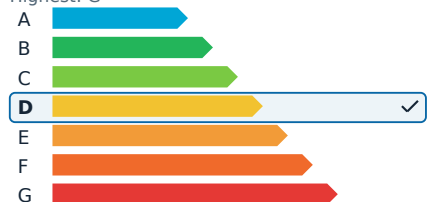
## Key details

|                 |                   |
|-----------------|-------------------|
| Surface area    | 82 m <sup>2</sup> |
| Bedrooms        | 2                 |
| Floor           | 2nd               |
| Lift            | Yes               |
| Outside space   | No                |
| Monthly charges | €269 /mo          |

## DPE (Energy)

D

Lowest: A  
Highest: G



## GES (Emissions)

D

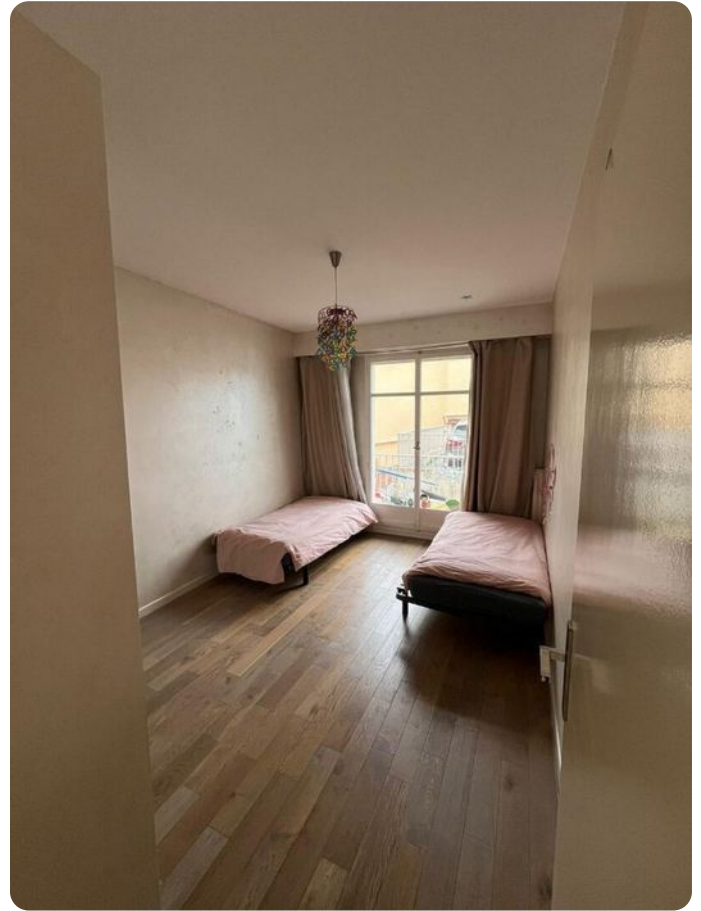
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