# Two-bedroom apartment in Musicians Quarter

**€520,000**

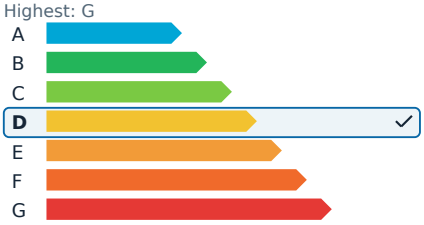
Musicians Quarter · 2 bedrooms · 82 m² in size

## Key details

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

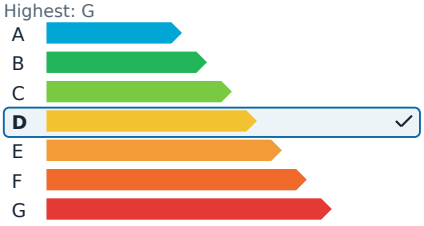
**DPE (Energy)** **D**

Lowest: A
Highest: G




**GES (Emissions)** **D**

Lowest: A
Highest: G




## Description

In the heart of the highly sought-after Musiciens district in Nice, discover a charming three-room apartment in the prestigious Le Montéverdi residence. This second-floor apartment, accessible by elevator, is conveniently located on rue Gounod, close to both the city center and the beautiful beaches.

Spanning 82.45 square meters, the apartment features 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, seamlessly extending the living area. The sleeping quarters include two spacious bedrooms, one of which has access to a 2.85 square meter balcony overlooking the courtyard, providing a peaceful and private retreat. The apartment also includes an independent dining kitchen, perfect for creating a comfortable meal space, along 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 standard, security, and excellent maintenance, ensuring a serene and valuable living environment.

Additional information includes an energy efficiency rating of D, collective heating, and collective hot water. The property tax is 1,836 euros, and the annual co-ownership charges amount to 3,228 euros. The building comprises a total of 150 lots, with 85 dedicated to residences, and there are no ongoing legal proceedings.

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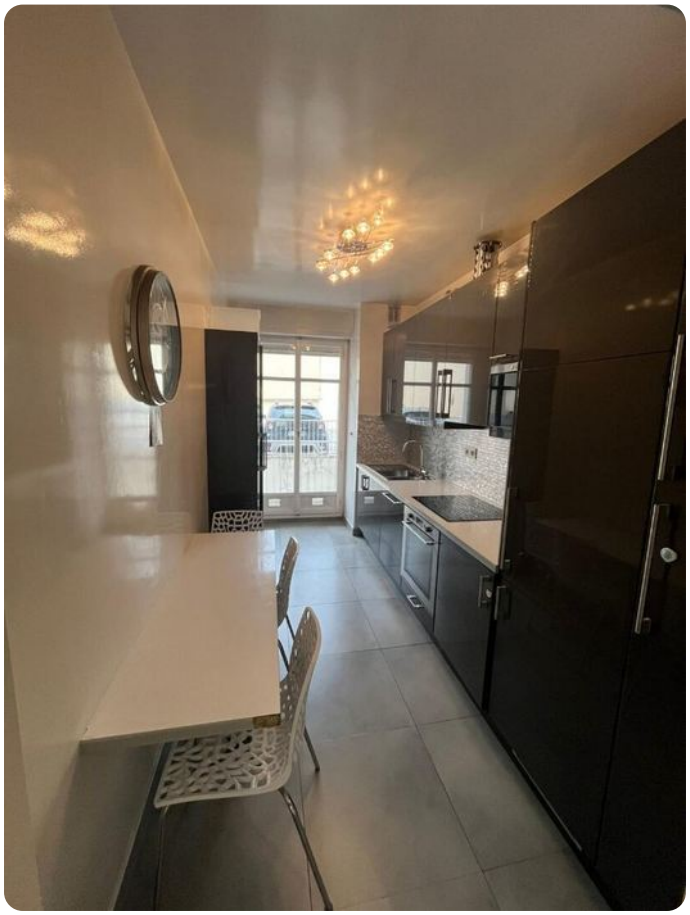
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