Two-bedroom apartment in Musicians Quarter

€520,000

Musicians Quarter · 2 bedrooms · 82 m² in size

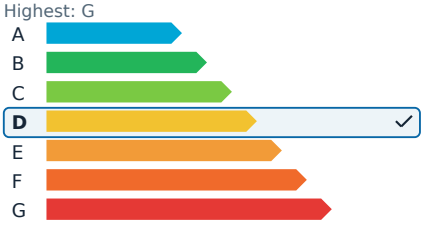


Key details

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

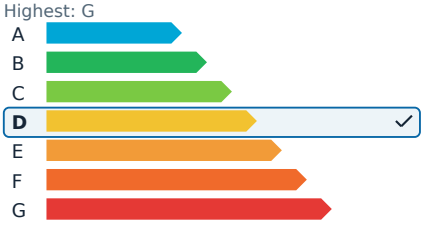
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

This apartment is part of the prestigious Le Montéverdi residence, ideally situated on the second floor with elevator access in the highly sought-after Musiciens district of Nice. The location offers close proximity to the city center and the beaches, making it an attractive option for those looking to enjoy the vibrant lifestyle of the area.

Spanning 82.45 square meters, the apartment features spacious and well-distributed rooms. The entrance leads to a bright living room that opens onto a pleasant 5.25 square meter terrace facing rue Gounod, effectively extending the living space outdoors. The sleeping area includes two large bedrooms, one of which has access to a 2.85 square meter balcony overlooking the courtyard, providing a quiet and private retreat.

The apartment also includes an independent dining kitchen, allowing for a comfortable dining area, a bathroom, and separate WC. The functional and balanced layout offers excellent potential for customization, making it suitable for both a main residence or a high-end pied-à-terre.

The co-ownership is known for its quality, security, and excellent maintenance, ensuring a serene and valuable living environment. With collective heating and hot water, the property promises comfort and convenience.

Additional information includes:
- Energy efficiency rating: D
- Annual co-ownership charges: 3,228 euros
- Co-ownership consists of 150 lots, with 85 residential lots
- No ongoing legal proceedings

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