3 rooms in Musicians Quarter

€520,000

Musicians Quarter · 3 rooms · 82 m² in size



Key details

Surface area	**82 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Annual charges	**€3,228 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

Discover a unique opportunity to reside in the prestigious Le Montéverdi residence, offering a 3-room apartment on the second floor with elevator access. This property is ideally located on Rue Gounod in the heart of Nice's highly sought-after Musicians' district, just moments from the city center and the beaches. Spanning 82.45 square meters, the apartment impresses with its generous space and harmonious layout. It features an entrance leading to a bright living room that opens onto a pleasant 5.25 square meter terrace overlooking 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 facing the courtyard, providing a quiet and private retreat. An independent kitchen offers ample space for dining. The apartment also includes a bathroom and separate WC. The functional and balanced floor plan offers excellent potential for customization, making it suitable for both a primary residence and a high-end pied-à-terre.

The co-ownership is renowned for its quality, security, and well-maintained condition, ensuring a serene and valuable living environment. This rare property combines a prized location, generous proportions, and a premium residence quality.

Additional Information:
- Energy Efficiency Rating: D
- Collective heating and hot water
- Annual property tax: €1,836
- Annual co-ownership charges: €3,228
- Co-ownership of 150 lots, including 85 residential lots
- No ongoing legal proceedings

3 rooms in Musicians Quarter

€520,000

Musicians Quarter · 3 rooms · 82 m² in size





3 rooms in Musicians Quarter

€520,000

Musicians Quarter · 3 rooms · 82 m² in size





