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 an elegant three-room apartment on the second floor of the prestigious Le Montéverdi residence, accessible by elevator. This property is ideally positioned on Rue Gounod, in the heart of the highly sought-after Musicians' Quarter of Nice. It offers convenient proximity to the city center and the beautiful beaches. With a spacious 82.45 square meters, the apartment impresses with its generous volumes and harmonious layout.

Upon entering, you're welcomed into a bright living room that extends to a pleasant 5.25-square-meter terrace facing Rue Gounod, seamlessly enhancing the living space. The sleeping area includes two large bedrooms, one of which opens onto a 2.85-square-meter balcony overlooking the courtyard, providing a tranquil and private retreat. The independent eat-in kitchen offers a comfortable dining area. Additionally, the apartment features a bathroom and separate WC.

The functional and balanced floor plan presents excellent potential for customization, making it suitable as both a primary residence or a luxurious pied-à-terre. The co-ownership is known for its high standard, security, and excellent upkeep, ensuring a serene and valuable living environment.

This property is part of a co-ownership comprising 150 lots, including 85 residential lots. The energy efficiency rating is D. Annual co-ownership charges amount to 3,228 euros. There are no ongoing legal proceedings.

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