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 exceptional apartment in the prestigious Le Montéverdi residence, ideally positioned on the second floor with elevator access, in the heart of Nice's sought-after Musicians' district. This vibrant neighborhood offers immediate proximity to the city center and the beautiful beaches of Nice. The apartment spans 82.45 square meters, featuring generous spaces and a harmonious layout. It includes an entrance leading to 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 consist of two spacious bedrooms, one of which has access to a 2.85 square meter balcony overlooking the courtyard, offering tranquility and privacy. An independent dining kitchen provides a comfortable meal space. The apartment is complete with a bathroom and separate WC. The functional and balanced plan offers excellent potential for customization, making it suitable as both a primary residence and a luxurious pied-à-terre.

The co-ownership is known for its high standard, security, and excellent maintenance, ensuring a serene and valuable living environment. This rare property combines a desirable address, beautiful volumes, and the quality of residence.

Additional information includes an energy efficiency rating of D, collective heating, and hot water. The annual property tax is 1,836 euros, and the annual co-ownership charges amount to 3,228 euros. The co-ownership consists of 150 lots, including 85 residential units, with no ongoing legal proceedings.

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