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

Experience the charm of the prestigious Le Montéverdi residence with this exclusive offering: a 3-room apartment on the second floor, complete with elevator access. Located on rue Gounod in the highly sought-after Musiciens district of Nice, this property is just a stone's throw from the city center and the beautiful beaches.

Spanning 82.45 square meters, the apartment boasts generous spaces and a well-thought-out layout. Upon entry, you are greeted by a bright living room that extends onto a pleasant 5.25 square meter terrace overlooking rue Gounod, seamlessly blending indoor and outdoor living. The sleeping area includes two spacious bedrooms, one of which opens onto a 2.85 square meter balcony facing the courtyard, offering tranquility and privacy. An independent eat-in kitchen provides a comfortable dining space, complemented by a bathroom and separate WC.

The functional and balanced floor plan allows for excellent potential in terms of customization, making it suitable as a primary residence or a high-end pied-à-terre. This well-maintained, secure co-ownership is renowned for its quality, ensuring a serene and valuable living environment.

Additional information: The apartment has an energy efficiency rating of D. It features collective heating and hot water. The annual property tax is €1,836, and the annual co-ownership charges amount to €3,228. The co-ownership consists of 150 lots, of which 85 are residential, and there are 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





