# 3 rooms in Musicians Quarter

**€500,000**

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

This apartment, located on the second floor with elevator access, is part of the prestigious Le Montéverdi residence in the highly sought-after Musicians' Quarter of Nice. Just a stone's throw from the city center and the beaches, the area is known for its vibrant atmosphere and convenient location.

Spanning 82.45 square meters, the apartment offers generous spaces and a harmonious layout. Upon entering, you are greeted by a bright living room that opens onto a pleasant terrace of 5.25 square meters facing Rue Gounod, extending the living space outdoors. The sleeping area consists of two spacious bedrooms, one of which has access to a 2.85 square meter balcony overlooking the courtyard, providing a peaceful and private retreat. An independent dining kitchen offers a comfortable space for meals. The apartment also includes a bathroom and separate WC, ensuring convenience for residents.

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

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

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