# 1 room in Musicians Quarter

**€315,000**

Musicians Quarter · 1 room · 48 m² in size




## Key details

| | |
|---|---|
| Surface area | **48 m²** |
| Rooms | **1** |
| Floor | **2nd** |
| Lift | **Yes** |
| Terrace | **Yes** |
| Annual charges | **€1,500 /yr** |

**DPE (Energy)**

NS

**GES (Emissions)** **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

## Description

In the Musiciens district on Rue Guiglia, this spacious studio is located in a well-maintained 1960s building with attractive common areas. The studio presents a great opportunity for renovation with its well-optimized layout. It features an entrance, a bright living area with an alcove that can be transformed into a sleeping nook, an independent equipped kitchen, a bathroom, and a pleasant living terrace. Both the living room and kitchen have direct access to the terrace, creating a seamless extension to the outdoor space.

The property also includes a cellar for additional storage. The building offers convenient exterior parking in the square directly in front, available for free access. This is a rare find that can be customized to your liking, making it ideal for a first-time purchase, a pied-à-terre, or a rental investment.

Agency fees are paid by the seller.

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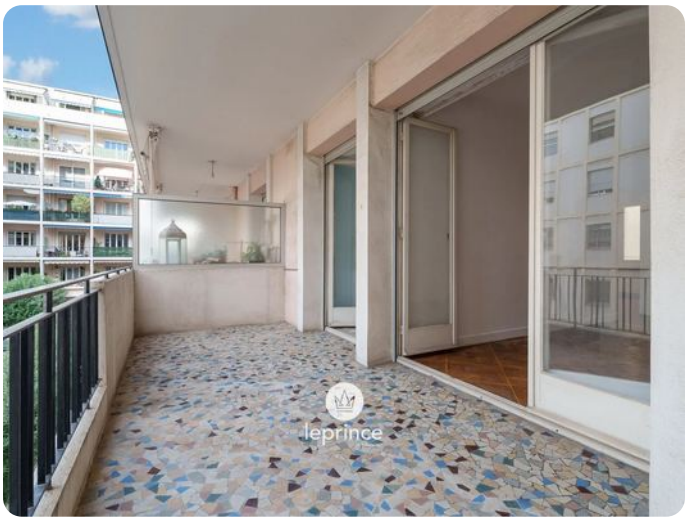











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