1 room in Musicians Quarter

€220,000

Musicians Quarter · 1 room · 23 m² in size



Key details

Surface area	**23 m²**
Rooms	**1**
Floor	**3rd**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€1,716 /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

Just a short distance from Boulevard Victor Hugo, this charming 23 m² apartment offers a peaceful retreat in a quiet alley. Situated on the third floor of a well-maintained building with an elevator, it is accessible for people with reduced mobility. The apartment features a delightful 6 m² east-facing terrace, providing a clear view and a bright, serene atmosphere.

Inside, you'll find an entrance with an armored door, an independent kitchen, and a bright living room that opens to the outdoors through a double-glazed sliding bay window. Additionally, a cellar is included with the property, offering extra storage space.

The location is highly desirable, being only a two-minute walk from Victor Hugo, five minutes from the Alsace-Lorraine tram stop, and just ten minutes from the beaches of the Promenade des Anglais. This apartment is a rare find, perfect as a pied-à-terre, a main residence, or a first-time purchase, combining tranquility, accessibility, and proximity to essential amenities and the coastline.

There are no ongoing legal proceedings. Agency fees are charged to the seller.

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