Two-bedroom apartment in Musicians Quarter

€1,169,000

Musicians Quarter · 2 bedrooms · 125 m² in size



Key details

Surface area	**125 m²**
Bedrooms	**2**
Floor	**2nd**
Lift	**Yes**
Outside space	**No**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

In the heart of the highly sought-after Musiciens district near Avenue Victor Hugo, this elegant bourgeois building with an elevator houses a stunning 125 m² apartment. Completely renovated in 2024, the property features high-quality finishes and offers a peaceful living environment. Situated on a high floor, the apartment impresses with its spaciousness, natural light, and harmonious layout.

The property includes a welcoming entrance, a large reception area of nearly 50 m² that encompasses a living room, dining area, and fully equipped American kitchen. It also offers a utility room, two bedrooms overlooking an interior courtyard, including a generous 31 m² master suite with a custom-made, expansive dressing room (with the potential to create a third bedroom), two bathrooms with toilets, and a laundry room. The walls and ceilings are insulated to ensure a truly comfortable and quiet living space.

A large cellar on the ground floor is also part of this property. Additional features include complete renovation in 2024, double glazing, central heating, individual reversible air conditioning, and an elevator.

The location is exceptional, with immediate proximity to the Alsace-Lorraine garden, Avenue Victor Hugo, shops, and the tramway. The Promenade des Anglais and beaches are just a 5-minute walk away.

Financial details:

- Monthly charges are 330 €
- Property tax is 2,355 € per year
- The building consists of 10 co-owners.

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