2 rooms in Musicians Quarter

€270,000

Musicians Quarter · 2 rooms · 40 m² in size

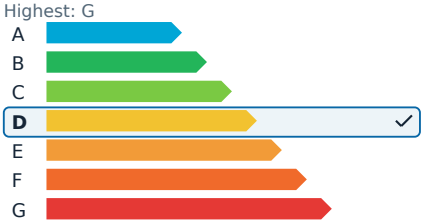


Key details

Surface area	**40 m²**
Rooms	**2**

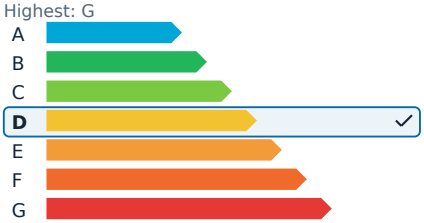
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the desirable Musicians district, this charming 2-room apartment is part of a Belle Époque building with just four units, providing a unique and exclusive living experience. The residence is enhanced by a stunning, south-facing communal garden, offering a peaceful retreat amidst the bustling city.

The apartment itself, awaiting renovation, features an entrance hall, a bright living room with garden access, a bedroom, a kitchenette, and a bathroom with WC. The property holds great potential for restoration, allowing the new owner to preserve its historic charm while modernizing the space.

Residents benefit from exceptionally low condominium fees, a rare advantage in this area, and the small size of the building ensures a quiet and high-quality lifestyle. Its prime location offers easy access to the SNCF station, tram services, shops, beaches, and the city center, making it ideal for a first-time buyer, a pied-à-terre, or a rental investment in a popular neighborhood.

The co-ownership comprises 4 residential lots. Annual charges are €330. The energy efficiency rating is D, with estimated annual housing energy costs ranging between €828 and €1120. There are no ongoing legal proceedings to our knowledge. Agency fees are included in the seller's charge.

2 rooms in Musicians Quarter

€270,000

Musicians Quarter · 2 rooms · 40 m² in size





2 rooms in Musicians Quarter

€270,000

Musicians Quarter · 2 rooms · 40 m² in size













2 rooms in Musicians Quarter

€270,000

Musicians Quarter · 2 rooms · 40 m² in size











