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

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

In the desirable Musicians neighborhood, this 2-room apartment offers a unique opportunity within a Belle Époque building, featuring just four residential lots. The property is surrounded by a stunning, lush communal garden facing south, providing a tranquil oasis amidst the bustling city.

The apartment itself is a renovation project, featuring an entrance, a bright living room with direct access to the garden, a bedroom, a kitchenette, and a bathroom with a WC. The property holds significant potential for enhancement while preserving its historical charm.

The condominium boasts very low fees, an uncommon advantage in this area, and its small size ensures a peaceful living environment. This location is ideal due to its proximity to essential amenities, including the SNCF station, tram services, shops, and easy access to both the beaches and city center.

This property is perfect for a first-time buyer, a pied-à-terre, or as a rental investment in a sought-after part of the city.

The co-ownership consists of 4 residential lots. The share of annual charges is €330. The energy efficiency rating is D, with estimated annual housing energy costs ranging from €828 to €1120. There are no ongoing legal proceedings to our knowledge. Agency fees are included and are the responsibility of the seller.

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