2 rooms in Musicians Quarter

€485,000

Musicians Quarter · 2 rooms · 45 m² in size



Key details

Surface area	**45 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In the heart of the highly sought-after Musicians' Quarter, just steps from Boulevard Victor Hugo, lies a charming 45 m² two-room apartment. Situated on the fourth floor of a distinguished bourgeois building, this residence is easily accessible by elevator and offers a unique blend of elegance and convenience.

Positioned between the Alsace-Lorraine tram stop and Avenue Jean Médecin, the apartment provides a serene living environment while being in close proximity to shops, transport, and essential amenities. Its elevated position ensures an abundance of natural light, enhancing the living space.

A standout feature of this property is its exceptional 36 m² terrace, which serves as an extension of the living area and offers significant potential for customization to enjoy the region's pleasant climate.

The apartment is a blank canvas, ideal for those who relish renovation projects and wish to create a personalized living space. Its generous proportions and prime location make it an excellent investment for a primary residence or a pied-à-terre.

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