2 rooms in Musicians Quarter

€295,000

Musicians Quarter · 2 rooms · 39 m² in size

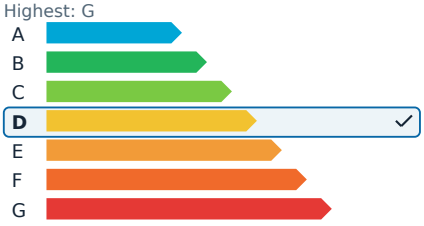


Key details

Surface area	**39 m²**
Rooms	**2**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**

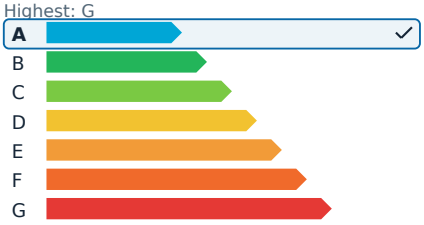
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of the Musicians' district, this charming two-room apartment offers a living space of 39.76 m². Positioned on the second floor, the building features an elevator and boasts elegant common areas adorned with moldings and mirrors. The apartment benefits from a dual East-West exposure, providing ample natural light throughout the day.

The interior includes an entrance, a living room with an open and equipped kitchen covering 19.41 m², a bedroom of 10.83 m² with a built-in wardrobe, and a bathroom with a toilet. A small balcony adds to the appeal of the space. The apartment's high ceilings and layout present an excellent opportunity to personalize and renovate to your taste.

This property is ideally situated near shops, public transport, and the train station, making it suitable for a primary residence, a pied-à-terre, or a rental investment.

The monthly management cost for the property is 100 €. The energy efficiency rating is D, with greenhouse gas emissions rated A. Agency fees are the responsibility of the seller.

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