2 rooms in Musicians Quarter

€255,000

Musicians Quarter · 2 rooms · 36 m² in size



Key details

Surface area	**36 m²**
Rooms	**2**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**

DPE (Energy) **D**

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 vibrant Musiciens district, this charming two-room apartment is situated on the second floor of a beautiful Art Deco building, recently refurbished. The apartment is fully furnished and in excellent condition, featuring a living room with a balcony, a bedroom, a separate kitchen, and a bathroom with a toilet. It is both quiet and bright, offering ample storage, double glazing, and air conditioning. This property is perfect for first-time buyers, rental investment, or as a pied-à-terre. It is conveniently located near the sea, various shops, tram lines 1 and 2, and Thiers train station.

The seller is responsible for the agency fees. The apartment is part of a co-ownership comprising 100 lots, with no ongoing legal proceedings. The energy efficiency rating is class D, and the climate rating is class C. Estimated annual energy costs for standard use range between €760 and €1,090, including subscriptions, for the years 2021, 2022, and 2023.

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