2 rooms in Musicians Quarter

€320,000

Musicians Quarter · 2 rooms · 30 m² in size



Key details

Surface area	**30 m²**
Rooms	**2**
Floor	**8th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**

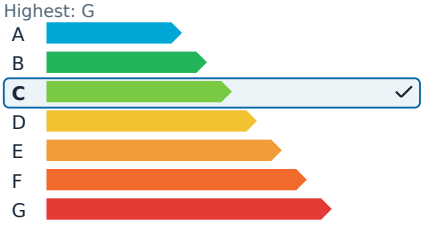
DPE (Energy) **F**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

Perched on the top floor in the heart of the prestigious Carré d'Or, this property offers a rare address with exceptional potential. Situated in one of the most beautiful buildings in the Victor Hugo – Leparnasse area, the apartment boasts remarkable brightness and absolute tranquility.

Currently configured as a large studio, the space can be easily transformed into a true two-room apartment, allowing for an elegant and perfectly optimized living area tailored to your desires. The apartment is cross-ventilated, benefiting from dual exposure and featuring two outdoor spaces: a terrace on each side, a particularly rare asset in this area.

You'll be captivated by the generous volumes, the omnipresent clarity, the privileged environment, and the numerous layout possibilities it offers. This residence combines a sought-after address with an exceptional living environment, creating the perfect setting for a quality real estate project.

Highlights include:

- Top floor location
- Cross-ventilated layout
- Dual terraces
- Exceptional brightness
- Absolute tranquility
- Spacious interiors
- Easy conversion to a two-room layout
- Prestigious Carré d'Or address

This rare property with strong potential is ideal as a primary residence, a pied-à-terre, or a heritage investment. A must-see without delay.

Lot number 847.

There are no known ongoing legal proceedings.

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