2 rooms in Musicians Quarter

€295,000

Musicians Quarter · 2 rooms · 28 m² in size



Key details

Surface area	**28 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**

DPE (Energy) **D**

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

Positioned on the esteemed Avenue Victor Hugo, this apartment resides in a prestigious building equipped with an elevator. It enjoys a prime location in a central and sought-after area, just steps from shops, public transportation, and a short distance from the sea.

Perched on the 5th and top floor, this two-room apartment offers 28 square meters under the Carrez law and 35 square meters of total floor space. It has been meticulously renovated and features an entrance with a closet, a living room with an open kitchen, a bedroom, and a bathroom with a sanibroyeur toilet.

The apartment is air-conditioned and fitted with double glazing, providing excellent daily comfort. It is sold fully furnished, making it an ideal option for a pied-à-terre or a rental investment. Short-term rentals, such as Airbnb, are permitted within the co-ownership.

The building's façade was completely renovated in 2026, adding to its appeal.

Energy Efficiency Rating: D

Annual charges amount to 900 €, covering the maintenance of common areas, cold water, and green spaces. The property tax is 500 €.

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