2 rooms in Musicians Quarter

€279,000

Musicians Quarter · 2 rooms · 35 m² in size



Key details

Surface area	**35 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**
Annual charges	**€900 /yr**

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

This apartment is located on the prestigious Avenue Victor Hugo, in a high-end building with an elevator. It is ideally positioned in a central and sought-after area, close to shops, public transportation, and just a few minutes from the sea.

Situated on the 5th and top floor, with elevator access up to the 4th floor, this two-room apartment measures 28 square meters under the Carrez law and 35 square meters in total floor area. 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 equipped with air conditioning and double glazing, ensuring excellent daily comfort. It is sold furnished, making it ideal for a pied-à-terre or a rental investment. Short-term rentals, such as Airbnb, are permitted in the building. The facade of the building was completely renovated in 2026.

The energy efficiency rating is D. Annual charges amount to 900 euros, covering the maintenance of common areas, cold water, and green spaces. The property is part of a co-ownership, with the number of lots not specified. The property tax is 500 euros.

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