2 rooms in Musicians Quarter

€279,000

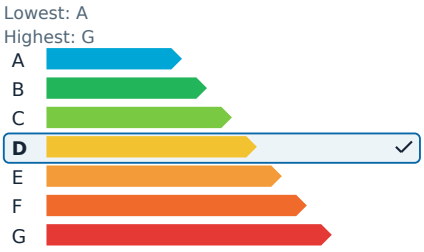
Musicians Quarter · 2 rooms · 35 m² in size



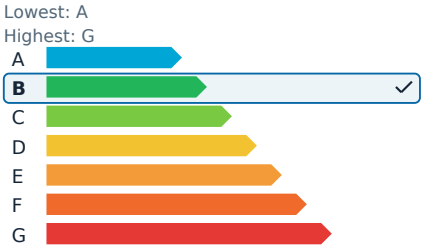
Key details

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

DPE (Energy) **D**



GES (Emissions) **B**



Description

This apartment is perfectly positioned on Avenue Victor Hugo within a prestigious and well-maintained building that features an elevator. It offers a prime location in the heart of a central and sought-after area, close to shops, public transport, and just minutes from the sea.

The property is situated on the 5th and top floor, with elevator access up to the 4th floor. This two-room apartment measures 28 m² according to Carrez law, with a total floor area of 35 m², and has been meticulously renovated. The layout includes an entryway 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 a high level of comfort for everyday living. 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.

Energy Efficiency Rating: D
Annual charges: 900 €, covering maintenance of common areas, cold water, and green spaces
Property tax: 500 €

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