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 perfectly positioned on Avenue Victor Hugo, within a prestigious and well-maintained building featuring an elevator. It is centrally located in a highly 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 according to the Carrez law, with a total floor area of 35 square meters. It has been meticulously renovated and features 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 excellent comfort. It is sold fully furnished, making it ideal for a pied-à-terre or a rental investment. Short-term rentals, such as Airbnb, are permitted within the building.

The building's façade was completely renovated in 2026.

The energy efficiency rating is D. The annual charges amount to 900 euros, covering the maintenance of common areas, cold water, and green spaces. The property tax is 500 euros.

2 rooms in Musicians Quarter

€279,000

Musicians Quarter · 2 rooms · 35 m² in size





2 rooms in Musicians Quarter

€279,000

Musicians Quarter · 2 rooms · 35 m² in size













2 rooms in Musicians Quarter

€279,000

Musicians Quarter · 2 rooms · 35 m² in size

