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**

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 charming apartment is ideally positioned on Avenue Victor Hugo, within a prestigious building complete with an elevator. It enjoys a prime location in a central and sought-after area, offering immediate access to shops, public transport, and just a few minutes from the sea.

Perched on the 5th and top floor, with elevator access to the 4th floor, this two-room apartment spans 28 square meters according to the Carrez law, with a total floor area of 35 square meters. It has been meticulously renovated to offer a modern living space. The layout includes an entrance with a closet, a living room with an open kitchen, a bedroom, and a bathroom with a macerator toilet.

The apartment is equipped with air conditioning and double glazing, ensuring a high level of comfort. It is sold furnished, making it an ideal choice for a pied-à-terre or rental investment. Short-term rentals, such as Airbnb, are not prohibited in the building.

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

Energy Efficiency Rating: D

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

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