

# Three-bedroom apartment in Musicians Quarter

€1,180,000

Musicians Quarter · 3 bedrooms · 127 m<sup>2</sup> in size



## Description

This spacious 127 m<sup>2</sup> apartment offers five rooms, including three bedrooms and a double living room, and is located on the top floor of a beautiful Art-Deco building from 1930. The property is situated in the prestigious Carré d'Or / Victor Hugo district, known for its elegance and charm. The apartment features classic bourgeois elements such as parquet flooring, decorative mouldings, and high ceilings.

The layout includes a bright double living room, with the potential to add a study as shown in the plans, three bedrooms, an independent kitchen, a bathroom, and two balcony-terraces totaling 15 m<sup>2</sup>. A cellar is also included, providing additional storage space. Although renovation work is needed, the property offers significant potential for customization.

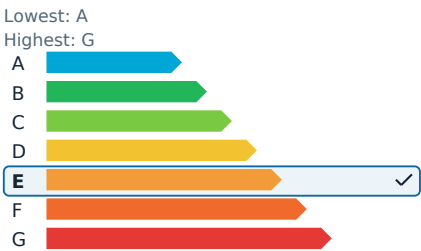
Key features of this apartment include its prestigious address in the Carré d'Or, the convenience of being on the top floor with an elevator, and its north-south orientation that ensures plenty of natural light. The two balcony-terraces are a rare find in the city center, offering outdoor space to enjoy. The location is ideal, with immediate access to the Promenade des Anglais, the tramway, shops, and beaches, making it a rare opportunity to combine location, charm, and potential.

## Key details

|               |                    |
|---------------|--------------------|
| Surface area  | 127 m <sup>2</sup> |
| Bedrooms      | 3                  |
| Floor         | Ground             |
| Lift          | No                 |
| Outside space | No                 |

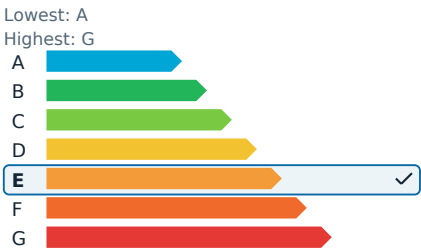
## DPE (Energy)

E



## GES (Emissions)

E



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