3 rooms in Musicians Quarter

€600,000

Musicians Quarter · 3 rooms · 71 m² in size

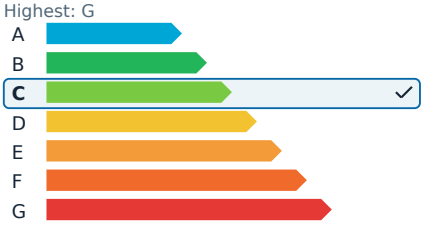


Key details

Surface area	**71 m²**
Rooms	**3**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Annual charges	**€4,500 /yr**

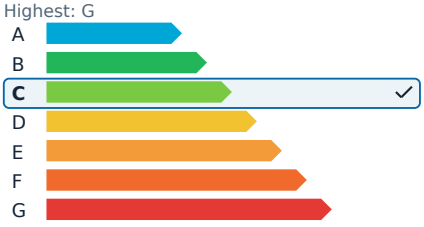
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

Discover a charming 3-room apartment in the highly sought-after Musiciens district on rue Hérold. This 70m² space offers an East-West orientation, ensuring pleasant natural light throughout the day. The apartment features a welcoming entrance, a comfortable living room that opens onto a lovely 16 m² terrace, perfect for enjoying sunny days. There are two spacious bedrooms, an independent equipped kitchen with a balcony, a bathroom, and separate toilets.

The cross exposure enhances the apartment's brightness and provides a delightful living environment. For added convenience, a garage is available for purchase separately. This property is ideal for both a primary residence and an investment, with its proximity to shops, transport, and all essential amenities.

Energy efficiency is rated as class C. The building is part of a co-ownership consisting of 33 main lots. Monthly management charges are 375€. The property tax is 1641€, and the agency fees are covered by the seller.

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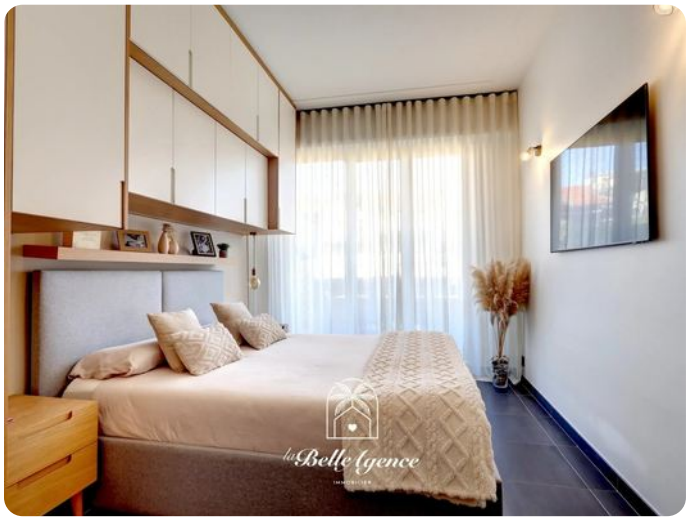
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