3 rooms in Musicians Quarter

€505,000

Musicians Quarter · 3 rooms · 73 m² in size



Key details

Surface area	**73 m²**
Rooms	**3**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

In the heart of the highly sought-after Musicians' Quarter on Rue Rossini, this stunning three-room apartment is situated in a charming bourgeois building with an elevator. Positioned on a high floor, the apartment has been tastefully renovated. It features an entrance leading to a spacious living area of approximately 37 square meters, which includes a bright living room with an open, fully equipped kitchen. This area opens onto a south-facing balcony. The sleeping quarters offer two bedrooms with built-in wardrobes, each with access to a tranquil balcony, along with a bathroom and separate toilet. The apartment is fully air-conditioned and boasts high-quality finishes. A cellar is also included with the property.

The location is ideal, with immediate proximity to shops, the Promenade des Anglais, Boulevard Victor Hugo, and just a 7-minute walk from the Alsace-Lorraine tram stop on line 2. This property is a rare find in the area, combining the charm of the old with modern comfort and a prime location. Visits are easily arranged.

Agency fees are the responsibility of the seller. The property is part of a co-ownership of 30 lots. There are no ongoing legal proceedings. The energy efficiency rating is class C for both energy and climate. Estimated annual energy costs for standard usage, based on 2021 energy prices, range from €1,296 to €1,754.

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