3 rooms in Musicians Quarter

€795,000

Musicians Quarter · 3 rooms · 73 m² in size

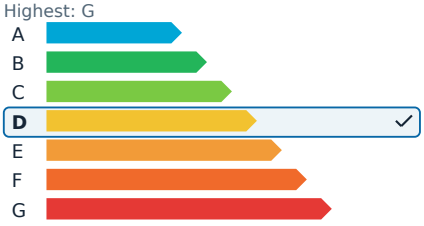


Key details

Surface area	**73 m²**
Rooms	**3**
Floor	**6th**
Lift	**Yes**
Terrace	**Yes**

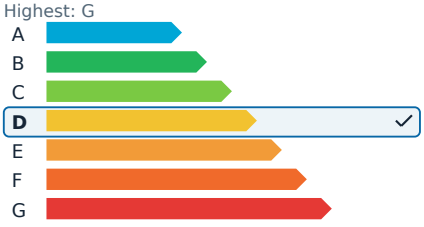
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of the Hyper-Centre, along the prestigious Boulevard Victor Hugo, this property offers a unique opportunity within a well-regarded condominium. The building features 24-hour security and elevators, ensuring convenience and peace of mind. This three-room apartment, located on the sixth and penultimate floor, spans 74 square meters and is ripe for renovation.

The apartment includes an entryway with storage, a living room that opens onto a spacious west-facing terrace of 20 square meters, and a first bedroom with an en-suite shower room and terrace access. A separate kitchen leads to an east-facing loggia. Additionally, there is a separate toilet and a second master bedroom with an en-suite bathroom that includes a toilet. The property also comes with an 8-square-meter cellar.

This apartment is a blank canvas, offering exceptional potential for those looking to create their dream home. Its prime location provides easy access to amenities and transport links, including Tram lines 1 and 2 and the SNCF train station.

The property is part of a co-ownership with annual charges of €5,400 and a property tax of €2,209 per year. The energy efficiency rating is D/D. There are no ongoing legal proceedings, and the agency fees are the responsibility of the seller.

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