3 rooms in Musicians Quarter

€525,000

Musicians Quarter · 3 rooms · 90 m² in size



Key details

Surface area	**90 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Terrace	**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 vibrant Musicians' Quarter, just minutes from the city center, Boulevard Victor Hugo, the sea, and the tramway, this apartment enjoys a prime location with quick access to the expressway. This spacious three-room apartment, in need of some updates, features a south-facing terrace of approximately 17 square meters, providing a comfortable living environment.

Situated on the second floor with elevator access, the apartment offers a peaceful retreat. It includes an entryway with storage, a living room, a separate kitchen, two bedrooms, a bathroom, and a separate toilet. Additionally, a basement storage unit is part of the property, and a covered parking space is available for an additional cost.

After renovation, the apartment can be reconfigured into a

four-room dwelling, making it ideal for a family primary residence.

This property falls under the co-ownership status, with 50 residential lots. The annual charges amount to €4,600, covering the caretaker, heating, hot and cold water, elevator, and maintenance and cleaning of common areas. Agency fees are the responsibility of the buyer.

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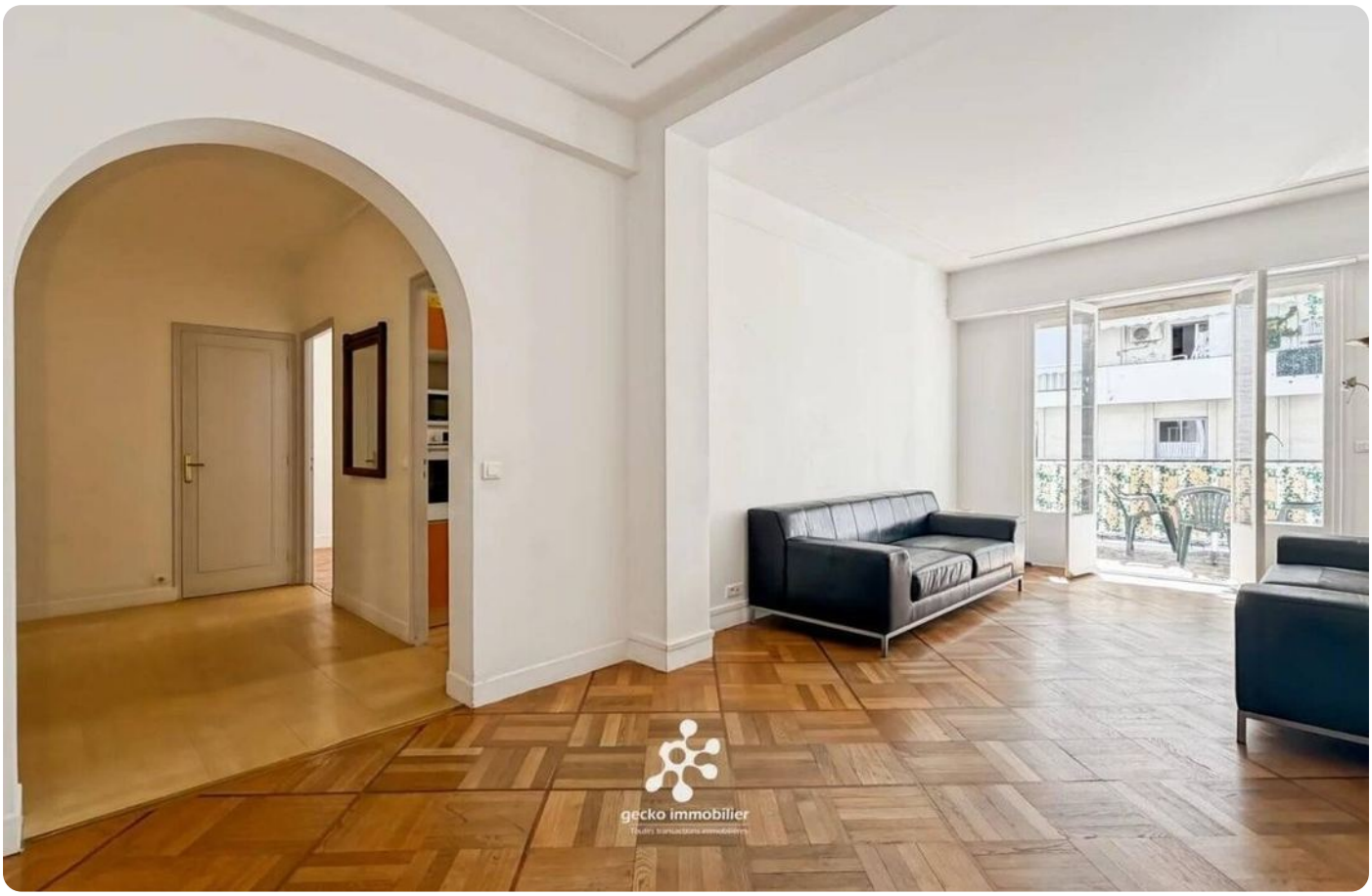



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