3 rooms in Musicians Quarter

€455,000

Musicians Quarter · 3 rooms · 74 m² in size



Key details

Surface area	**74 m²**
Rooms	**3**
Floor	**4th**

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

This property is a well-maintained 74 m² apartment on the fourth floor of a 1954 building with an elevator. It features three rooms in good condition, including a spacious 31 m² living room with a fully equipped and fitted kitchen that opens onto a 7 m² terrace. There are two bedrooms, one of which has access to an 8 m² balcony. The apartment also includes a bathroom, a separate toilet, double glazing, and air conditioning. The layout is East/West oriented, allowing for natural light throughout the day. Additionally, a cellar is included, and there is the option to purchase a large closed garage for an additional cost.

The location is highly convenient, with easy access to all amenities, shops, the tramway, and the sea, making it an ideal choice for those who appreciate city living with proximity to the coast.

Monthly charges are €178, which include collective heating. The energy efficiency rating is C. The property tax is €1,242. The building consists of 19 lots.

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Total : 73,51 m²

(Soixante-treize mètres carrés cinquante et un)

URFACES PAR LOCAL

ce ou Local	Etage	S
Entrée	4ème	
gements n°1	4ème	
gements n°2	4ème	
WC	4ème	
Cuisine	4ème	
Chambre	4ème	
alle d'eau	4ème	
Salle à manger	4ème	
Total		

& Dépendances	Etage	Su
alcon n°1	4ème	
alcon n°2	4ème	
Cave	SS	
Total		



