4 rooms in Musicians Quarter

€1,095,000

Musicians Quarter · 4 rooms · 130 m² in size

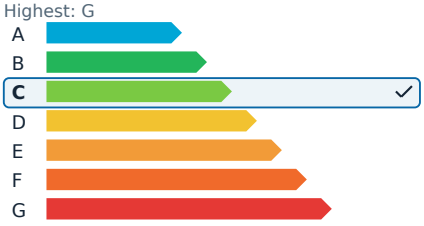


Key details

Surface area	**130 m²**
Rooms	**4**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**

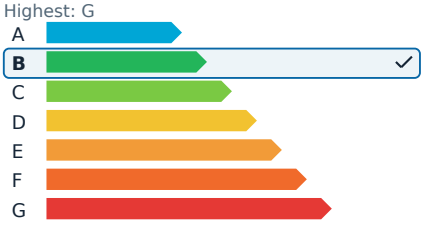
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

Discover an exquisite four-room apartment on the third floor of a characterful building designed by François Aubert in 1905. This 130 m² residence, in impeccable condition, is adjacent to the iconic Hôtel Amour and offers a charming blend of bourgeois architecture and prime city-center location.

Upon entering, a gallery leads to a spacious double living room with a dining area, opening onto Avenue des Fleurs. The living space is bathed in light and showcases classic features such as parquet flooring, a fireplace, high ceilings, and elegant moldings, all enhanced by recent renovations and custom joinery. A discreet office area seamlessly extends the living room.

The dining area is situated in front of the fireplace within an elegant bow window, creating a warm and distinctive living environment. The independent kitchen is fully fitted and equipped, with an additional utility area and laundry space.

A hallway with closets and a guest toilet provides access to the sleeping quarters. Here, three large bedrooms, facing south and overlooking a quiet courtyard, offer ample storage. This area is completed by a shower room and a spacious bathroom.

Renovated entirely by an architectural firm, the apartment combines contemporary features with the building's original spirit, presenting a turnkey property with no work required. Sunlight fills the living areas in the morning and gently illuminates the bedrooms in the afternoon.

A cellar adds to the appeal of this flawless property, situated near Boulevard Victor Hugo, at the foot of Jardin Alsace-Lorraine and its tramway station, with shops, parking facilities, and the Promenade des Anglais just minutes away.

The agency fees are the responsibility of the seller.

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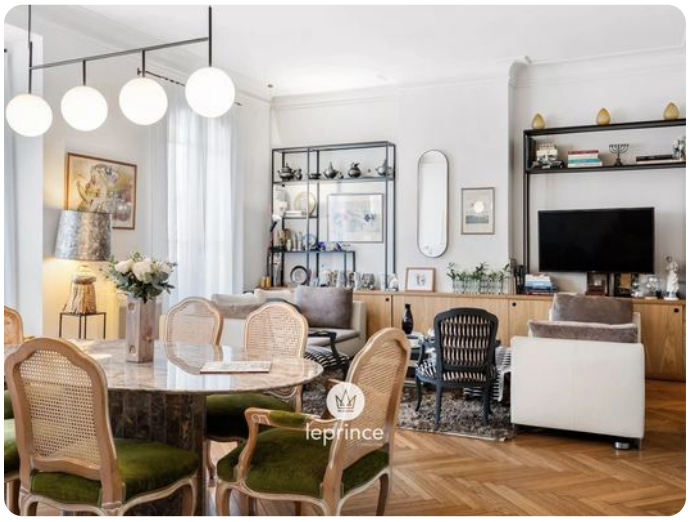
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