4 rooms in Musicians Quarter

€635,000

Musicians Quarter · 4 rooms · 102 m² in size

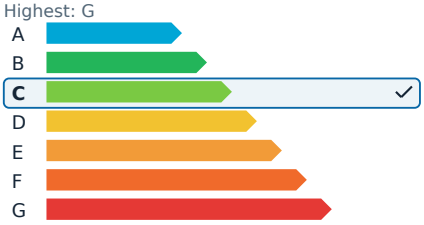


Key details

Surface area	**102 m²**
Rooms	**4**
Floor	**3rd**
Balcony	**Yes**
Terrace	**Yes**
Annual charges	**€3,996 /yr**

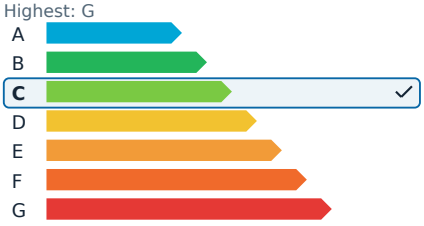
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the heart of the prestigious Quartier des Musiciens, this spacious 102.85 m² apartment offers a unique opportunity for renovation. Located on the third floor of a well-maintained six-story building with an elevator, the apartment features a large, sunlit double living room facing south, opening onto a beautiful balcony. The independent kitchen presents the potential to be transformed into an open-plan living area exceeding 40 m². The quiet sleeping quarters, facing north, provide bright and serene bedrooms. Additional comforts include a bathroom with a toilet, an extra shower room, a separate toilet, air conditioning in both the living room and bedroom, and a clean basement storage room.

The apartment stands out for its exceptional natural light, crossing from north to south, and its potential for customization within a renowned co-ownership. It is an ideal choice for renovation enthusiasts seeking a premium location.

The estimated annual energy expenses for standard use range from €1,020 to €1,440, including subscriptions, indexed to the years 2021, 2022, and 2023.

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