

One-bedroom apartment in Musicians Quarter €358,000

Musicians Quarter · 1 bedroom · 46 m² in size



Description

In the charming residential area known as the musicians' district, just steps away from Boulevard Victor Hugo, lies a beautifully renovated 2-room apartment in a distinguished building dating back to 1897. This west-facing apartment has been thoughtfully updated with high-quality materials that respect the original architecture and era. The kitchen and bathroom exude natural elegance, featuring varnished earthenware and worktops, complemented by satin copper effect taps and handles. The floors in these areas are adorned with tiles in natural shades, while the other rooms boast authentic parquet flooring that has been meticulously sanded and varnished.

The layout includes an entrance with a guest toilet and pantry, leading into a living room with an open-plan kitchen and three windows that open to the outside. The bedroom is equipped with a dressing room, and the bathroom includes a toilet.

Agency fees are payable by the seller.

Key details

Surface area	46 m²
Bedrooms	1
Floor	Ground
Lift	Yes
Outside space	No

DPE (Energy)

NS

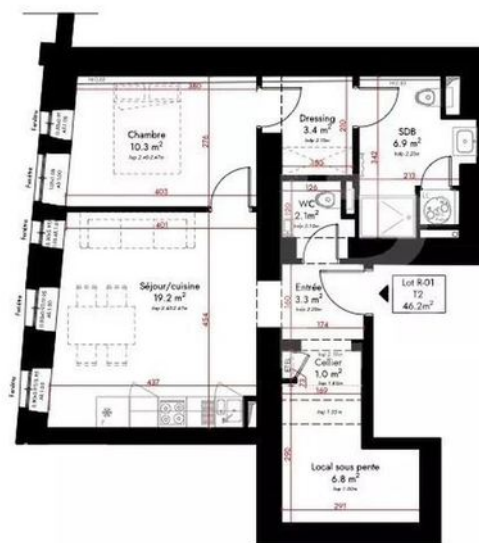
GES (Emissions)

NS

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ETAGE	LOT	TYPE
RDJ	R-01	T2

Plan de niveau : RDJ



TABEAU DES SURFACES

Surfaces habitables projetées :	
SEJOUR-CUISINE	19.2 m²
CHAMBRE	10.3 m²
DRESSING	3.4 m²
ENTREE	3.3 m²
CELLIER	1.0 m²
WC	2.1 m²
SDB	6.9 m²
TOTAL HABITABLE	46.2 m²
Surface annexe :	
Local sous pente	6.8 m² sous 1.80m

Légende

ETEL	Tableau électrique
SDB	Salle de bain
SDE	Salle d'eau
AL	Hauteur d'allège
HSP	Hauteur sous plafond
HSPF	Hauteur sous faux plafond
HSPD	Hauteur sous porte
F	Réfrigérateur
LL	Lave-linge
SS	Sèche-serveur
PL	Placard
MEC	Balloon d'eau chaude

Le présent projet expose les dispositions générales du lot. Les vides dépendent de choix final de propriétaire concernant l'aménagement de celui-ci. Ces vides, et donc les surfaces, sont indicatives et sujettes à modification en fonction notamment des réceptions techniques, des vérifications des relevés des ouvrages en cours de chantier, et de l'avis et des demandes des services de l'urbanisme, des services de la DRAC et de l'architecte des Bâtiments de France.

