

Two-bedroom apartment in Musicians Quarter €714,000

Musicians Quarter · 2 bedrooms · 52 m² in size



Description

In the charming residential area known as the musicians' quarter, just steps away from Boulevard Victor Hugo, lies a beautifully restored building from 1897. On its top floor, you'll find a superbly renovated three-room apartment. This residence seamlessly blends modern quality with historical charm, featuring a kitchen and bathroom adorned with varnished earthenware and satin copper effect fixtures. The flooring in these spaces showcases natural-toned tiles, while the rest of the apartment boasts authentic parquet flooring that has been carefully sanded and varnished.

The apartment's design is enhanced by terraces on either side, providing open-air retreats and a sense of spaciousness. With direct elevator access, the living room opens onto these terraces, offering a seamless indoor-outdoor flow. The adjoining kitchen also connects to the west terrace, while the two bedrooms open onto the east terrace. A shower room with a toilet and a cellar complete the layout of this elegant home.

Agency fees are payable by the seller.

Key details

Surface area	52 m²
Bedrooms	2
Floor	Ground
Lift	Yes
Outside space	Terrace

DPE (Energy)

NS

GES (Emissions)

NS

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ETAGE	LOT	TYPE
R+S	S-01	T3



TABLEAU DES SURFACES	
Surfaces habitables projetées :	
SEJOUR/ENTREE	24.0 m ²
CUISINE	6.0 m ²
CHAMBRE 1	9.2 m ²
CHAMBRE 2	9.4 m ²
SB	3.6 m ²
TOTAL HABITABLE	52.2 m²
Surface annexe :	
TERRASSE	43.73 m ²

Légende	
ETEL	Tableau électrique
SB	Salle de bain
SE	Salle d'eau
AL	Hauteur d'allège
HSP	Hauteur sous plafond
HSPF	Hauteur sous faux plafond
HSPD	Hauteur sous poutre
F	Boîtier frigorifère
LL	Lave-linge
SS	Sèche-servelette
PL	Placard
REC	Bâton d'eau chaude

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