

Two-bedroom apartment in Musicians Quarter €550,000

Musicians Quarter · 2 bedrooms · 66 m² in size



Description

In the charming residential area known as the musicians' quarter, just steps away from Boulevard Victor Hugo, stands a beautifully restored building dating back to 1897. Within this historic structure is a fully renovated three-room apartment, meticulously updated to honor the original architecture and period. The kitchen and bathroom showcase natural elegance with varnished earthenware and worktops, accented by satin copper effect handles and taps. The floors in these areas feature naturally tinted tiles, while the other rooms boast authentic parquet flooring that has been sanded and varnished to perfection.

The apartment layout includes an entrance with a guest toilet, leading into a spacious living room with an open-plan kitchen. Two bedrooms provide ample space, and the bathroom is equipped with a bathtub and double sink, offering comfort and functionality.

Fees are payable by the seller. The property is not subject to DPE.

Key details

Surface area	66 m²
Bedrooms	2
Floor	Ground
Lift	Yes
Outside space	No

DPE (Energy)

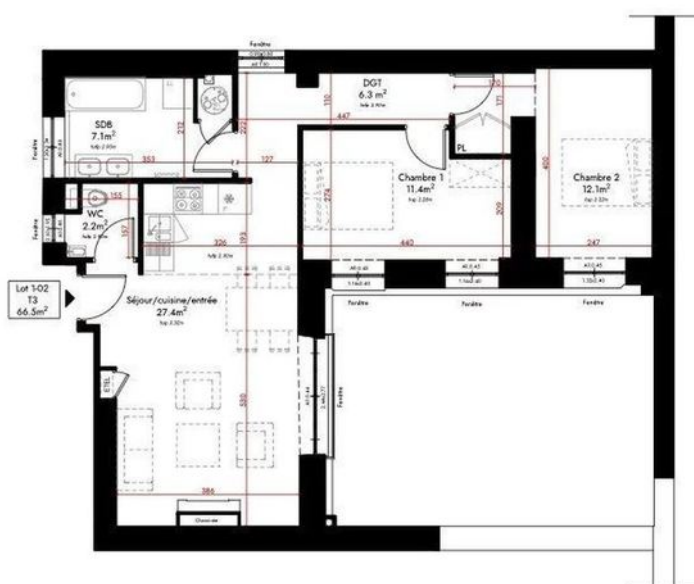
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GES (Emissions)

NS

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ETAGE	LOT	TYPE
R+1	1-02	T3

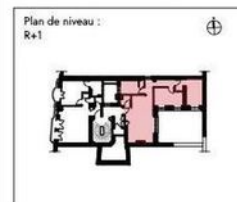


TABLEAU DES SURFACES	
Surfaces habitables projetées :	
SEJOUR-CUISINE-ENTREE	27.4 m²
CHAMBRE 1	11.4 m²
CHAMBRE 2	12.1 m²
DGT	6.3 m²
SDB	7.1 m²
WC	2.2 m²
TOTAL HABITABLE	66.5 m²
Surface annexe :	0.0 m²

Légende	
ETEL	Tableau électrique
SDB	Salle de bain
SDE	Salle d'eau
AI	Hauteur d'allège
HSP	Hauteur sous plafond
HSPF	Hauteur sous faux plafond
HSPD	Hauteur sous porte
F	Réfrigérateur
LL	Lave-linge
SS	Sèche-servelette
PL	Placard
MEC	Salon 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 nécessités techniques, des certifications des réseaux des ascenseurs et court de chasser, 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.

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