

Two-bedroom apartment in Musicians Quarter €714,000

Musicians Quarter · 2 bedrooms · 52 m² in size



Description

In the charming residential district known as the area of musicians, just steps away from Boulevard Victor Hugo, lies a beautifully renovated building from 1897. On its top floor, a superb 3-room apartment awaits, showcasing a meticulous renovation that honors the building's architectural heritage. The kitchen and bathroom feature varnished earthenware and worktops, complemented by satin copper effect taps and handles, creating an elegant and natural aesthetic. The floors in these spaces are adorned with naturally tinted tiles, while the other rooms boast authentic parquet flooring that has been expertly sanded and varnished.

This cross-ventilated apartment offers the luxury of open-air terraces on both sides, accessed directly by an elevator. The spacious living room opens onto both terraces, providing a seamless indoor-outdoor living experience. The adjoining kitchen also has direct access to the west-facing terrace, while the two bedrooms open onto the east-facing terrace. A shower room with a toilet and a cellar complete the layout of this exquisite home.

The agency fees are the responsibility of the seller. The property is not subject to an energy efficiency rating (DPE).

Key details

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

DPE (Energy)

NS

GES (Emissions)

NS

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ETAGE	LOT	TYPE
R+5	S-01	T3

Plan de niveau : R+5



TABLEAU DES SURFACES

Surfaces habitables projetées :	
SEJOUR-ENTREE	24.0 m²
CUISINE	6.0 m²
CHAMBRE 1	9.2 m²
CHAMBRE 2	9.4 m²
SDB	3.6 m²
TOTAL HABITABLE	52.2 m²
Surface annexe :	
TERRASSE	17.60 m²

Légende

EDEL	Talieu électrique
SDB	Salle de bain
SDE	Salle d'eau
AL	Hauteur d'allège
HSP	Hauteur sous plafond
HSPD	Hauteur sous faux plafond
HSPD	Hauteur sous goutte
F	Refrigerateur
LL	Lave-linge
SS	Sèche-servelette
PL	Placard
REC	Bidon 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 modification en fonction notamment des révisions techniques, des vérifications des données des études en cours de chantier, et de l'avis et des demandes des services de l'urbanisme, des services de la DRIAC et de l'architecte des Bâtiments de France.

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