

Two-bedroom apartment in Musicians Quarter €795,000

Musicians Quarter · 2 bedrooms · 73 m² in size



Description

In the heart of the prestigious Carré D'Or on the renowned Boulevard Victor Hugo, this property is part of one of the most iconic and sought-after residences in the city center. Its prime location offers easy access to the sea, the famous Promenade des Anglais, the Alsace-Lorraine Park, and the convenience of Tram Line 2, providing a direct connection between the port and the airport.

This high-end building ensures a secure and comfortable living environment, featuring a concierge, video surveillance, and elevators. The apartment is a rare find, located on the sixth and penultimate floor, offering a generous living space of 74 square meters. It boasts a spacious open-air terrace of 19 square meters,

benefiting from optimal sunlight due to its triple exposure to the east, south, and west.

The apartment is in need of a complete renovation, presenting an exceptional opportunity to create a bespoke living space. It is ideal for a primary or secondary residence, with the potential to design a contemporary interior. The layout includes an open-plan living area with a kitchen that opens onto the terrace. The sleeping area comprises two en-suite bedrooms, each with custom storage and private shower rooms with toilets. Additionally, there is a separate guest toilet for added convenience.

A spacious 8-square-meter cellar complements the property, providing ample storage space.

The agency fees are covered by the seller.

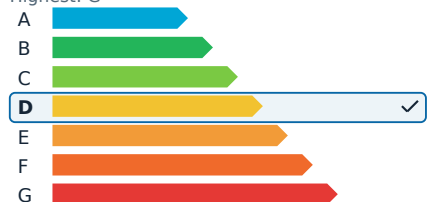
Key details

Surface area	73 m ²
Bedrooms	2
Floor	6th
Lift	Yes
Outside space	Terrace
Monthly charges	€450 /mo

DPE (Energy)

D

Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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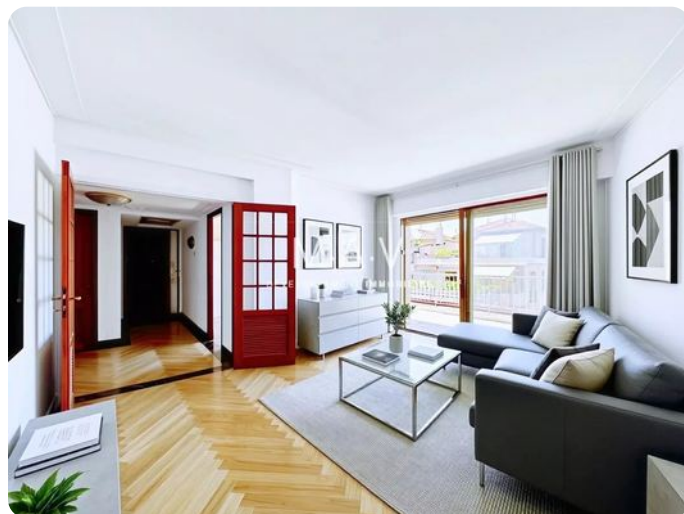
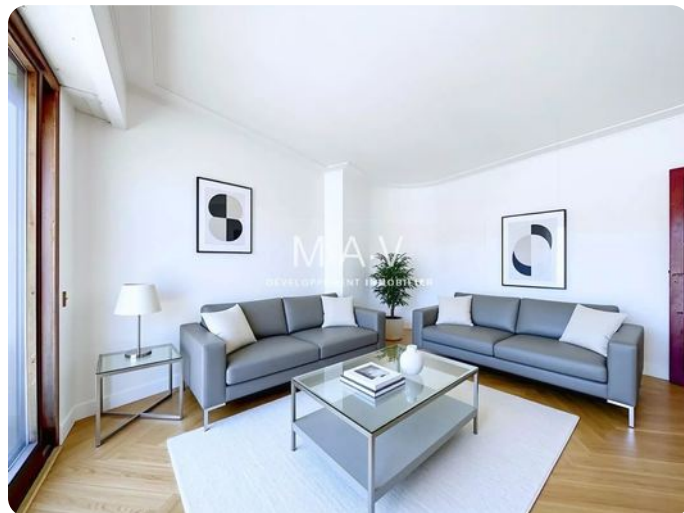
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