Two-bedroom apartment in Musicians Quarter

€599,000

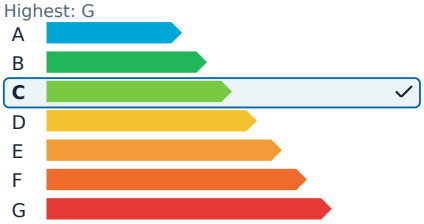
Musicians Quarter · 2 bedrooms · 85 m² in size

Key details

Surface area	**85 m²**
Bedrooms	**2**
Floor	**2nd**
Lift	**No**
Outside space	**Terrace**

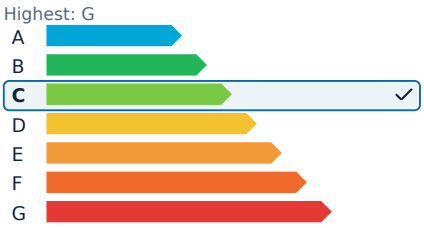
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the heart of the sought-after Musiciens district near Place Mozart, this property is conveniently close to shops, public transport, and other amenities. The apartment is located in a Rometti building and spans approximately 85 square meters on the second floor. It features a cross-through design, offering good distribution and spacious rooms with plenty of potential following a refresh.

The layout includes an entryway leading to a pleasant living room, an independent kitchen, two sizable bedrooms, a bathroom, and separate WC. Its functional distribution and exposure provide ample natural light throughout the space. The apartment requires some updating, allowing for a reimagining of the spaces and complete personalization.

This property is ideally positioned, offering significant potential for use as a primary residence or as an investment opportunity.

The property is part of a co-ownership with 41 lots. The annual co-ownership charges amount to €3,600. The energy consumption is rated at 159 kWhep/m² per year, and the greenhouse gas emissions are 25 kgeqCO2/m² per year. Estimated annual expenses for standard usage range from €1,170 to €1,584. The agency fees will be entirely covered by the seller. There are no ongoing legal proceedings.

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