

Two-bedroom apartment in Musicians Quarter €712,400

Musicians Quarter · 2 bedrooms · 63 m² in size



Description

On the prestigious Boulevard Victor Hugo within the Carré d'Or, this elegant apartment is located on the fifth floor of the upscale Le Splendid residence. The secure building offers a peaceful and well-appointed living environment. The apartment itself is bright and airy, featuring an entrance, a separate fully-fitted kitchen with access to a loggia, and a luminous living room that opens onto a pleasant west-facing terrace. There are two bedrooms, one of which has direct access to the terrace, a bathroom with a toilet, and an additional separate toilet. The property is in excellent condition, quiet, and equipped with centralized reversible air conditioning, ensuring a comfortable lifestyle in the heart of the city. A cellar is included, and there is an option to rent a large garage.

The location is ideal, with immediate access to shops, public transport, and all essential amenities.

Agency fees are 4%, amounting to €27,400, and are the responsibility of the buyer. The estimated annual energy costs for standard usage range between €638 and €864, including subscriptions, based on the years 2021, 2022, and 2023.

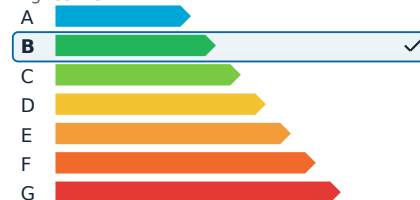
Key details

Surface area	63 m ²
Bedrooms	2
Floor	5th
Lift	Yes
Outside space	Terrace
Monthly charges	€335 /mo

DPE (Energy)

B

Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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