

Two-bedroom apartment in Musicians Quarter

€1,150,000

Musicians Quarter · 2 bedrooms · 166 m² in size



Description

Discover a unique property with immense potential, offering approximately 165 m² of space, complemented by a private attic. This apartment is situated on the penultimate floor of a charming bourgeois building from the 1910s. The architecture is of high quality, featuring an elegant entrance and well-maintained common areas, all secured and equipped with an elevator.

Located in the vibrant heart of the city at Place Mozart, this apartment places you within easy reach of all amenities, including transport links, shops, excellent schools, and the beach. The location is perfect for those who enjoy walking to their destinations, while access to major roads is conveniently less than a 10-minute drive away.

Upon entering, you'll be captivated by the distinctive charm typical of this style of construction, with high ceilings, ornate moldings, beautiful parquet flooring, and large windows. The apartment is a serene and luminous space, with generous volumes that offer great potential to create a living area tailored to your preferences. The layout allows for numerous possibilities, making it adaptable to your lifestyle.

Currently, the apartment features a spacious living room and dining area of approximately 36 m², complemented by a 13 m² lounge that can easily be transformed into a bedroom. The kitchen, around 14 m², opens onto a quiet balcony overlooking the courtyard. There is also the option to convert this space into a bedroom and relocate the kitchen near the living area. The master bedroom, approximately 21 m², includes a study area and a private bathroom, while the second bedroom, about 16 m², also has an en-suite shower room with a toilet.

A private attic on the top floor adds to the property's appeal. Modern comforts include air conditioning, fiber optic internet, and electric shutters.

Energy Efficiency Rating: C

Co-ownership of 14 main lots

Monthly management cost: €273 (including cold water, maintenance of common areas, heating)

No ongoing legal proceedings to our knowledge.

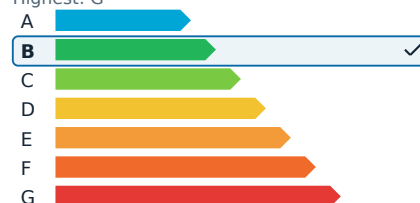
Key details

Surface area	166 m ²
Bedrooms	2
Floor	4th
Lift	No
Outside space	No

DPE (Energy)

B

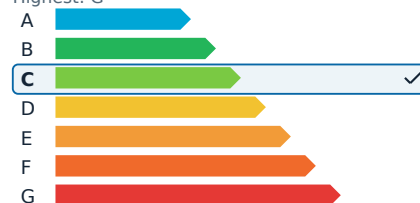
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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