

Three-bedroom apartment in Musicians Quarter

€1,095,000

Musicians Quarter · 3 bedrooms · 130 m² in size



Description

Discover an exquisite four-room apartment on the third floor of a characterful building designed by François Aubert in 1905. This 130 m² residence, in impeccable condition, is adjacent to the iconic Hôtel Amour and offers a charming blend of bourgeois architecture and prime city-center location.

Upon entering, a gallery leads to a spacious double living room with a dining area, opening onto Avenue des Fleurs. The living space is bathed in light and showcases classic features such as parquet flooring, a fireplace, high ceilings, and elegant moldings, all enhanced by recent renovations and custom joinery. A discreet office area seamlessly extends the living room.

The dining area is situated in front of the fireplace within an elegant bow window, creating a warm and distinctive living environment. The independent kitchen is fully fitted and equipped, with an additional utility area and laundry space.

A hallway with closets and a guest toilet provides access to the sleeping quarters. Here, three large bedrooms, facing south and overlooking a quiet courtyard, offer ample storage. This area is completed by a shower room and a spacious bathroom.

Renovated entirely by an architectural firm, the apartment combines contemporary features with the building's original spirit, presenting a turnkey property with no work required. Sunlight fills the living areas in the morning and gently illuminates the bedrooms in the afternoon.

A cellar adds to the appeal of this flawless property, situated near Boulevard Victor Hugo, at the foot of Jardin Alsace-Lorraine and its tramway station, with shops, parking facilities, and the Promenade des Anglais just minutes away.

The agency fees are the responsibility of the seller.

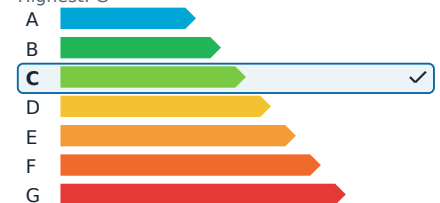
Key details

Surface area	130 m ²
Bedrooms	3
Floor	3rd
Lift	Yes
Outside space	Balcony

DPE (Energy)

C

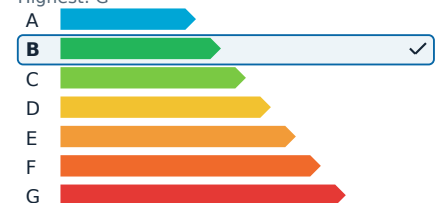
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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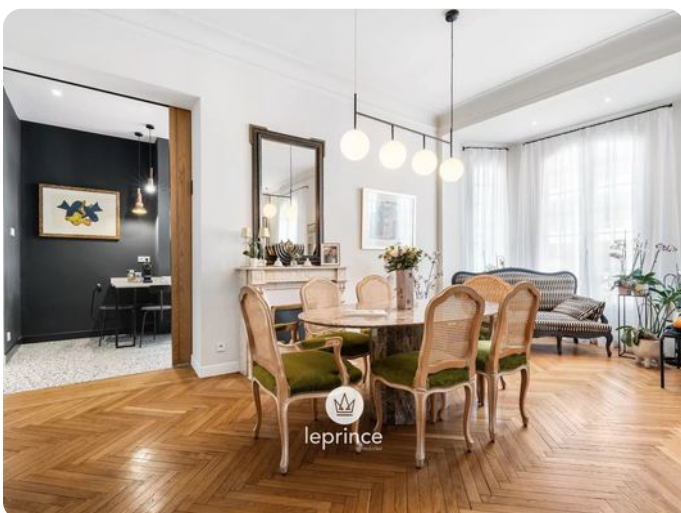
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