

Three-bedroom apartment in Musicians Quarter

€939,000

Musicians Quarter · 3 bedrooms · 93 m² in size



Description

In the charming residential area known as the Musicians' Quarter, just steps away from Boulevard Victor Hugo, lies a beautifully renovated building dating back to 1897. Within this historic structure is a superbly refurbished 4-room apartment, complete with a balcony and a private courtyard.

The apartment has been thoughtfully renovated, using quality materials that honor the building's original architectural style. The kitchen and bathroom are designed with varnished earthenware and worktops, complemented by satin copper effect taps and handles, creating a natural elegance. The kitchen and bathroom floors feature tiles in natural shades, while the remaining rooms boast authentic parquet flooring that has been carefully sanded and varnished.

This spacious and tranquil apartment is positioned on the courtyard side and includes an entrance with a guest toilet, leading to a beautiful living room with an American-style kitchen. This area opens through a large bay window onto the balcony, which overlooks the private courtyard. The dining room also connects to the balcony via a large bay window. The apartment offers a bedroom with balcony access, a staircase leading to two additional bedrooms overlooking the private courtyard, and a shower room. The private courtyard, covering more than 26 square meters, provides an ideal space for enjoying the mild Mediterranean climate and entertaining guests. Additionally, the apartment includes a cellar for extra storage.

Agency fees are payable by the seller.

Key details

Surface area	93 m ²
Bedrooms	3
Floor	Ground
Lift	Yes
Outside space	Terrace / balcony

DPE (Energy)

NS

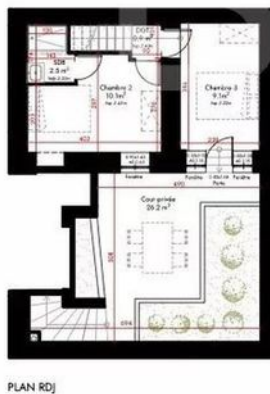
GES (Emissions)

NS

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ETAGE	LOT	TYPE
RDC	O-02	T4

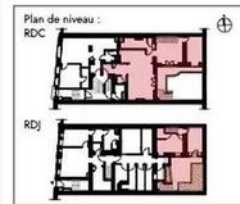


TABLEAU DES SURFACES	
Surfaces habitables projetées :	
SEJOUR-CUISINE	33.8 m ²
CHAMBRE 1	10.3 m ²
SALLE A MANGER	13.3 m ²
ENTREE	4.2 m ²
SDB	7.5 m ²
WC	1.8 m ²
CHAMBRE 2	10.3 m ²
CHAMBRE 3	9.1 m ²
DOT	0.9 m ²
SDB	2.5 m ²
TOTAL HABITABLE	93.5 m ²
Surface annexée :	
BALCON	9.8 m ²
COUR PRIVÉE	26.2 m ²

Légende	
ETEL	Tableau électrique
SDB	Salle de bain
SDE	Salle d'eau
AL	Hauteur d'allège
HSP	Hauteur sous plafond
HSPF	Hauteur sous faux plafond
HSPD	Hauteur sous poutre
F	Régulateur
LL	Lave-linge
SS	Sèche-serveur
PL	Placard
MC	Bidon d'eau chaude

Le présent projet exprime les dispositions générales du lot. Les cotes données au plan font de simples indications et ne sont pas à considérer comme des données techniques. Les modifications de plan sont soumises à l'approbation de l'architecte et de la DDC.