LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44669VAP06 Price: 1 169 000 EUR

agency fees to be paid by the seller

Luxury 2-3 Bed Apartment | Musiciens - Close to Victor Hugo | Near Promenade & Tram | High Ceilings & Elevator







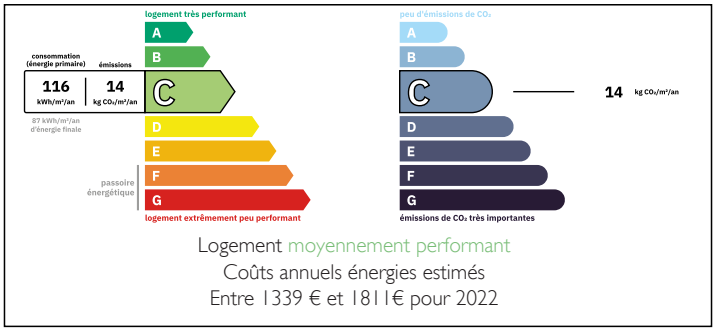








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1339 € et 1811€ pour 2022

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	123 m2
Plot Size:	0 m2

IN BRIEF

Located just a few meters from the prestigious Victor Hugo Boulevard, this stunning 2-3 bedroom apartment was completely renovated in 2024.

Situated on an elevated floor of a quiet boutique and Parisian-style building with only 10 owners, the apartment features high ceilings (3m) and a bright East-West cross layout. Just a stone's throw from the Alsace Lorraine tram station and a 5-minute walk to the Promenade des Anglais, it offers the ultimate urban lifestyle.

The current layout includes a double living/dining area, a modern open kitchen with a pantry, a laundry room, and two bedrooms, including a 31m2 master suite with a dressing room that can easily be converted into a third bedroom.

Comfort is guaranteed with reversible AC and central heating. A spacious ground-floor storage

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.







LOCAL TAXES

Taxe foncière:	**2355 EUR**

NOTES

DESCRIPTION

OVERVIEW:
This exceptional 123 m2 apartment represents an opportunity to acquire a "turn-key" home in the iconic Musiciens / Victor Hugo district of Nice. Having undergone a full high-end renovation in 2024, the apartment seamlessly blends the volumes of classic Niçois architecture—notably the 3-meter ceiling heights—with contemporary comfort and design.

Positioned on an elevated floor of a well-maintained, intimate building with only 10 co-owners equipped with elevator, the apartment benefits from an East-West cross layout, ensuring natural light throughout the day. Technical features include central heating with modern energy-efficient radiators for consistent warmth and individual reversible air conditioning for the summer months.

LAYOUT:
The property features a generous and fluid layout designed for modern living.

- Entrance Hall: A grand 16.07 m2 welcome area.
- Living Room / Open Kitchen: A spectacular 49.64 m2 heart of the home, perfect for entertaining and relaxing.
- Pantry: 2.97 m2 conveniently accessible from the kitchen.
- Master Suite: An impressive 31.33 m2 space with an integrated dressing area. This room is large enough to be easily partitioned to create a third spacious bedroom if desired.
- Bedroom: A comfortable second bedroom of 11.82 m2.
- Shower Room/WC 1: 4.67 m2.
- Shower Room/WC 2: 3.62 m2 (private to the master suite).
- Laundry Room: 2.93 m2of dedicated storage and utility space.

The apartment's 3-meter ceiling height enhances the sense of space in every room. Additionally, a large,