LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47357ATB06 Price: 1 680 000 EUR

agency fees to be paid by the seller

4 room apt. 2nd floor of 3, 131 m , 6 m balconies. 2 beds, 2 baths, , 28 m cellar/laundry room. Communal pkg















INFORMATION

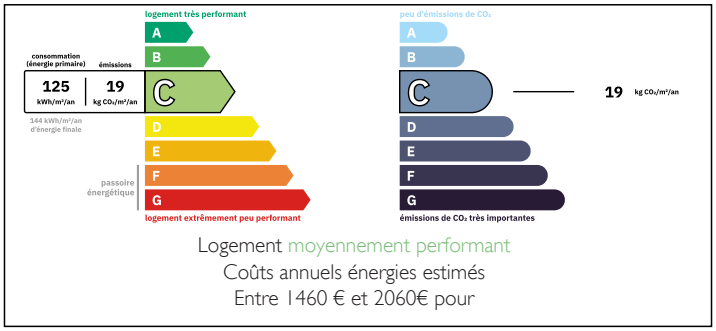
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	131 m2
Outside Space:	6 m2

IN BRIEF

Apartment with character – Victor Hugo – Nice Carré d'Or – Located in the heart of the Carré d'Or on Boulevard Victor Hugo, within the Palais Meyerbeer (designed by Adrien Rey), this dual-aspect Belle Époque apartment has been renovated using high-quality materials while preserving its classic, elegant character.

Features include harmonious proportions, abundant natural light, and preserved period details such as parquet flooring, high ceilings, moldings, and fireplaces.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1460 € et 2060€ pour

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.

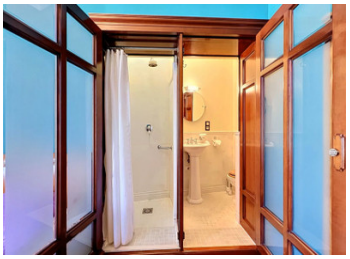
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DESCRIPTION

Two bedrooms (including one en-suite), a shower room, two toilets, and a separate kitchen.

A quiet balcony overlooking a leafy setting.
Separate maid's room, ideal for guests. Fitted 28 m² cellar (laundry/wine cellar) and communal parking.

An exclusive setting at an iconic address.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

LOCAL TAXES

Taxe foncière: **2451 EUR**

NOTES

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