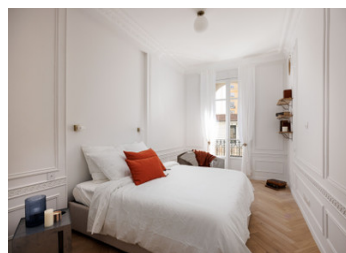
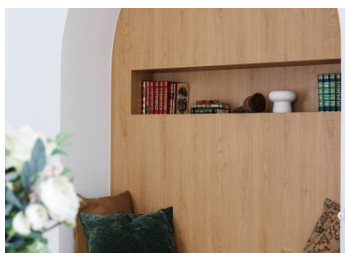


## Prestigious & Meticulously Renovated 4-Bedroom Parisian Apartment in the Heart of Nice, 140m2, High Ceilings



## INFORMATION

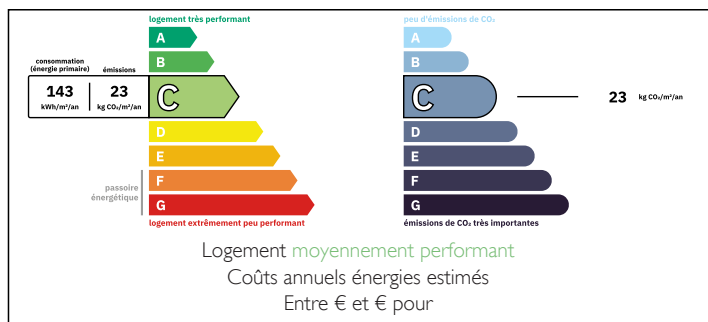
|             |                 |
|-------------|-----------------|
| Town:       | Nice            |
| Department: | Alpes-Maritimes |
| Bed:        | 4               |
| Bath:       | 2               |
| Floor:      | 140 m2          |
| Plot Size:  | 0 m2            |



## IN BRIEF

Located just steps from the Carré d'Or and the sea, this exceptional 5/6-room bourgeois corner apartment occupies the entire angle of a prestigious early-20th-century Haussmann-style building. Fully redesigned and renovated by an architect, the property offers 140 m<sup>2</sup> of elegant living space, blending period charm with contemporary finishes. It features a double living room, a custom-made kitchen, a master suite with en-suite bathroom, three additional bedrooms (one ideal for a child), a guest bathroom, and a separate WC. Original moldings, high ceilings, travertine bathrooms, herringbone parquet, and ducted air conditioning add to the comfort and prestige. The property also includes two attic spaces and two cellars. A rare opportunity for a spacious family home or luxury pied-à-terre in one of Nice's most elegant central districts.

## ENERGY - DPE



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:   | 2400 EUR |
| Taxe habitation: | EUR      |

## NOTES

## DESCRIPTION

### OVERVIEW:

Ideally located just a short stroll from the Carré d'Or, the sea, and the Promenade des Anglais, this exceptional corner apartment occupies the entire angle of a Parisian building from the early 20th century, in the heart of Nice's prestigious Musiciens district.

Redesigned and entirely renovated by an architect, the property combines the elegance of period architecture with contemporary refinement, offering 140 m<sup>2</sup> of luxurious, move-in ready living space.

Original moldings, ornate medallions, solid wood herringbone parquet, high ceilings, travertine bathrooms, designer lighting fixtures, and ducted air conditioning make this a standout home with timeless sophistication.

Ideal as a spacious city residence or a prestige pied-à-terre, the apartment also comes with two mansard rooms and two private cellars.

### THE LAYOUT:

This elegant 140 m<sup>2</sup> apartment is set entirely on one level and benefits from south-facing exposure, triple aspect, and a prime corner position within the building. The space has been meticulously redesigned by an architect, combining period charm with functionality and exceptional finishes.

The layout includes:

- A living room of 15 m<sup>2</sup> with solid oak parquet flooring and ducted air conditioning, ideal for quiet evenings or hosting guests.
- An expansive dining area of 29 m<sup>2</sup>, also with herringbone parquet, a built-in banquette, and a fully equipped open-plan US kitchen — perfect for social meals and family life.
- A bedroom of 16 m<sup>2</sup> with custom-built wardrobes and parquet flooring.
- A travertine-tiled en-suite shower room of 4.5 m<sup>2</sup> connected to the master.