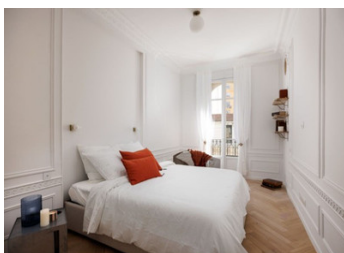


## Nice Musiciens 1st floor apartment 140m . 5 room 4 beds, 3 baths, 2 cellars & 2 attic rooms

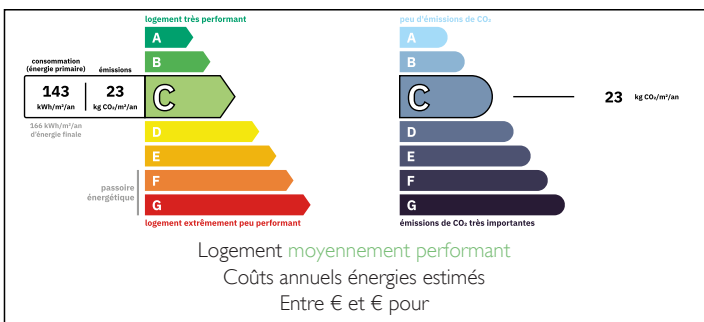


## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	140 m2
Plot Size:	0 m2



## ENERGY - DPE



## IN BRIEF

A stone's throw from the Carré d'Or and close to the sea, in a superb early 20th-century bourgeois building with Haussmannian architecture, occupying the entire corner of the building, this superb, refined, and fully renovated "high-end" apartment blends old-world charm with a contemporary feel.

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.



## DESCRIPTION

Redesigned and decorated by an architect, this spacious 5/6-room apartment of 140m<sup>2</sup> (1,540 sq ft) bathed in light features a double living room with a custom-fitted kitchen and laundry room.

The sleeping area features a master bedroom with closets and a shower room/toilet (double sink), a bedroom with a dressing room/office and shower room (double sink), a bedroom and a children's bedroom, plus a bathroom and guest toilet.

The old-world charm is preserved with its numerous period moldings and original medallions, which add a rare elegance!

The features are exceptional:

- Solid herringbone parquet flooring
- Travertine bathrooms
- Numerous high-quality wall and ceiling lights
- Ducted air conditioning

This characterful property is sold with two attic rooms and two cellars!

It's perfect for a large family or a pied-à-terre.

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

## LOCAL TAXES

**Taxe foncière: 2400 EUR**

## NOTES