

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



INFORMATION

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

IN BRIEF

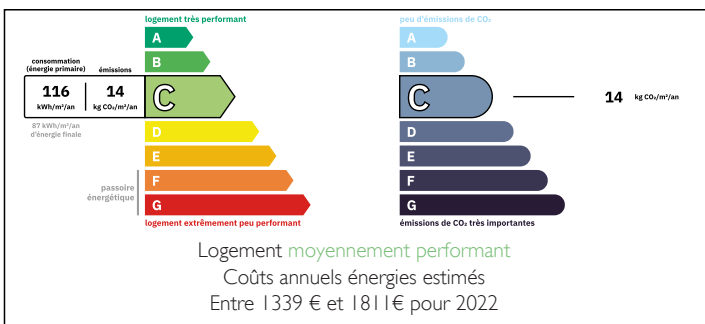
Located just a few meters from the prestigious Victor Hugo Boulevard, this stunning 2-3 bedroom apartment was completely renovated in 2024.

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

ENERGY - DPE



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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

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 m2 of dedicated storage and utility space.

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

LOCAL TAXES

Taxe foncière: 2355 EUR

Taxe habitation: EUR

NOTES