

LUXURY 2-3 BED APARTMENT | MUSICIENS - CLOSE TO VICTOR HUGO | NEAR PROMENADE & TRAM | HIGH CEILINGS & ELEVATOR

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

LUXURY 2-3 BED APARTMENT | MUSICIENS - CLOSE TO VICTOR HUGO | NEAR PROMENADE & TRAM | HIGH CEILINGS ...





PROPERTY FACT FILE

REFERENCE	A44669VAP06
PRICE	€ 1,169,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	123 m²
LAND	0 m²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Character property, Double glazing, Lift

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Fully renovated in 2024 with high-end materials
- Prime location near Victor Hugo, near Tram & Prom
- Spacious 123m² layout on an elevated floor
- Boutique building with elevator & only 10 owners
- Flexible 2nd/3rd bedroom option with 3m ceilings

LUXURY 2-3 BED APARTMENT | MUSICIENS - CLOSE TO VICTOR HUGO | NEAR PROMENADE & TRAM | HIGH CEILINGS ...

Ref : A44669VAP06



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

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.

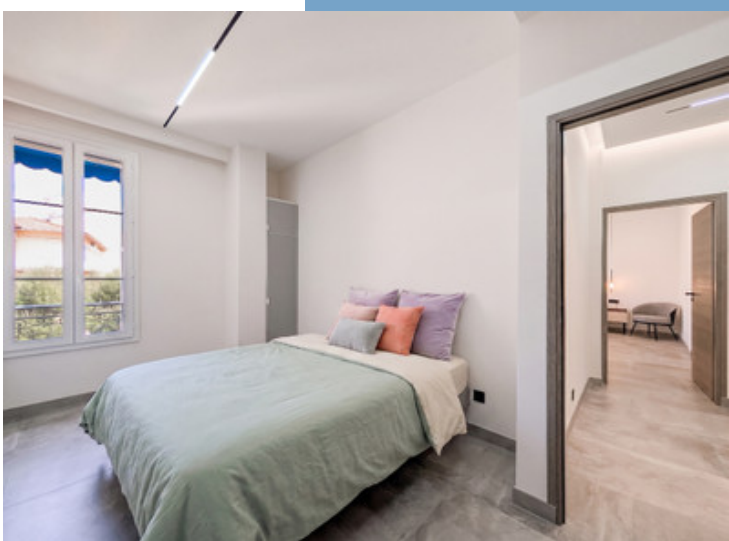


Positioned on an elevated floor of a well-maintained, intimate building with only 10 co-owners equipped with elevator, the apartment benefits from an East-West cross layout, ensuring natural light throughout the day. Technical features include central heating with modern energy-efficient radiators for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



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44669VAP06
COMPLETE FILE AND PHOTO ON REQUEST

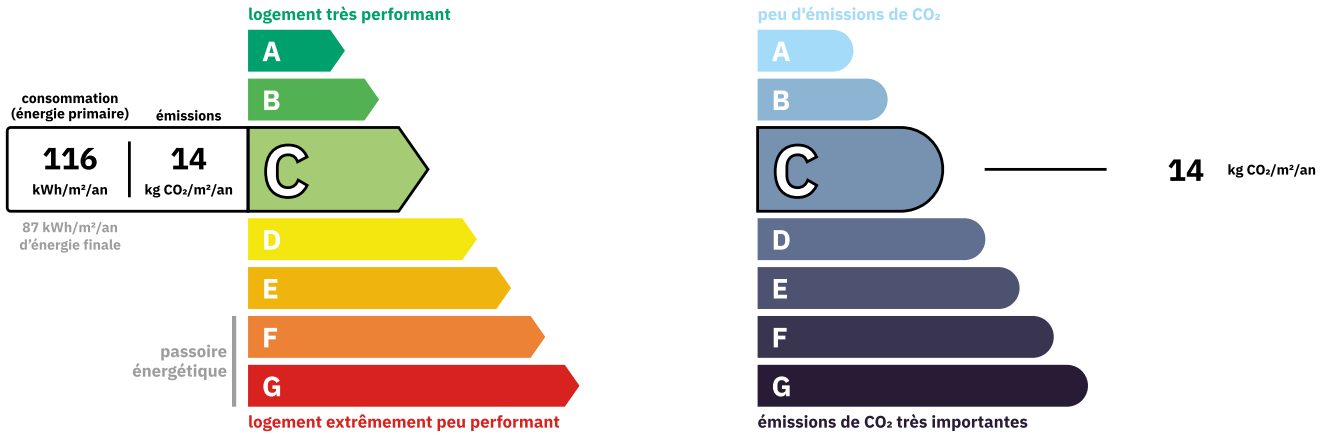
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

LUXURY 2-3 BED APARTMENT | MUSICIENS - CLOSE TO VICTOR HUGO | NEAR PROMENADE & TRAM | HIGH CEILINGS ...

Ref : A44669VAP06

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

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1339 € and 1811€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A44669VAP06

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr