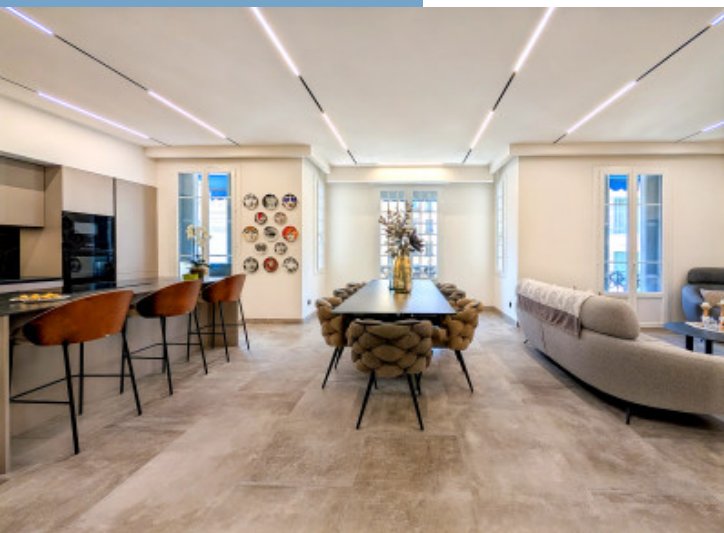
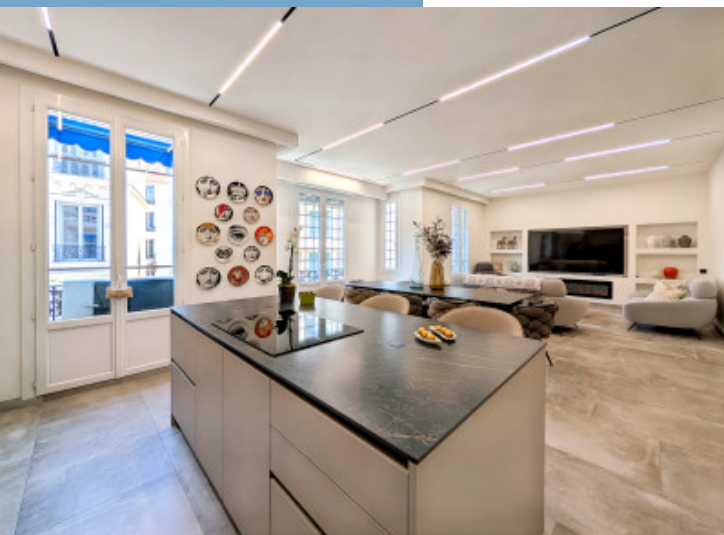




LUXURY 2-3 BED APARTMENT | MUSICIENS -  
CLOSE TO VICTOR HUGO | NEAR PROMENADE &  
TRAM | HIGH CEILINGS & ELEVATOR

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



PROPERTY FACT FILE	
REFERENCE	A44669VAP06
PRICE	€ 1,229,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	123 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Character property, Double glazing, Lift
<small>*Price based on current exchange rate which is subject to change</small>	



- Fully renovated in 2024 with high-end materials
- Prime location near Victor Hugo, near Tram & Prom
- Spacious 123m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> welcome area.
- Living Room / Open Kitchen: A spectacular 49.64 m<sup>2</sup> heart of the home, perfect for entertaining and relaxing.
- Pantry: 2.97 m<sup>2</sup> conveniently accessible from the kitchen.
- Master Suite: An impressive 31.33 m<sup>2</sup> 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 m<sup>2</sup>.
- Shower Room/WC 1: 4.67 m<sup>2</sup>.
- Shower Room/WC 2: 3.62 m<sup>2</sup> (private to the master suite).
- Laundry Room: 2.93 m<sup>2</sup> of dedicated storage and utility space.

The apartment's 3-meter ceiling height enhances the sense ...

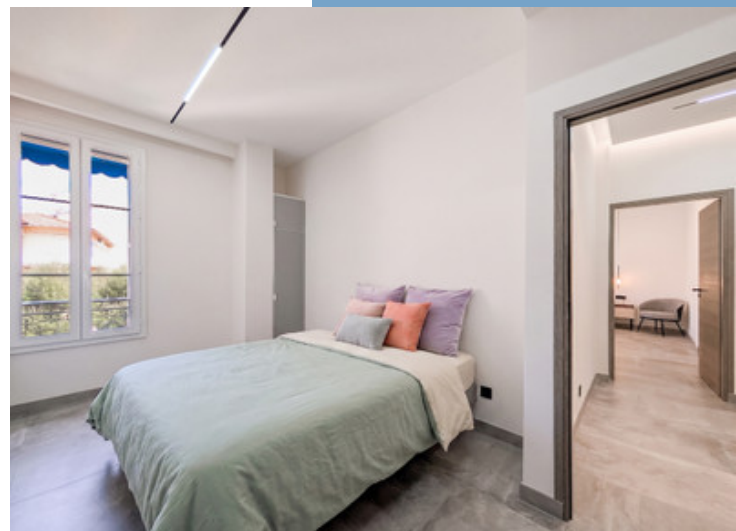
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44669VAP06>

COMPLETE FILE AND PHOTO ON REQUEST

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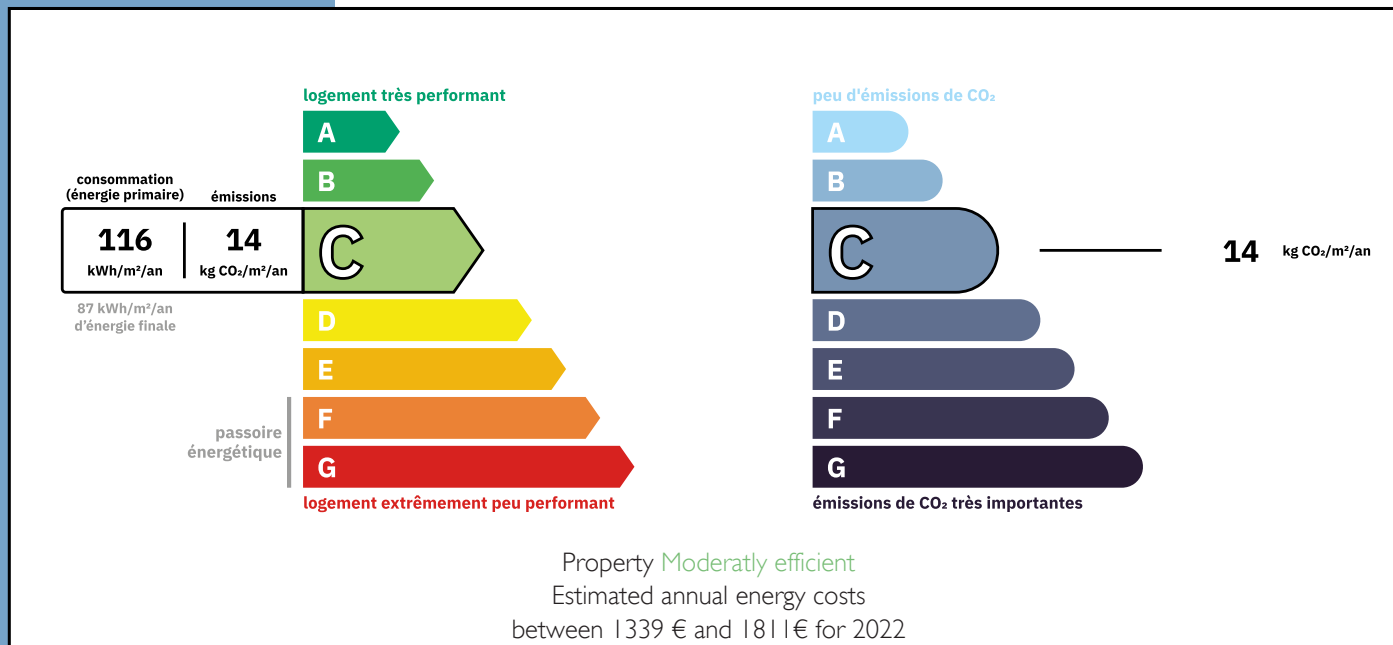


LUXURY 2-3 BED APARTMENT  
| MUSICIENS - CLOSE TO  
VICTOR HUGO | NEAR  
PROMENADE & TRAM | HIGH  
CEILINGS ...

Ref : A44669VAP06

## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf :A44669VAP06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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