

Two-bedroom apartment in Musicians Quarter €975,000

Musicians Quarter · 2 bedrooms · 87 m² in size



Description

In the heart of the highly sought-after Carré d'Or in Nice, this exceptional three-room apartment is situated on the prestigious Boulevard Victor Hugo. The property is located in a high-standing building with a caretaker and is positioned on an upper floor, ensuring abundant natural light thanks to its southern exposure. The apartment, spanning 87 square meters, boasts top-of-the-line features and is in impeccable condition.

The interior includes a spacious double living room that opens onto a delightful 13-square-meter terrace, a fully fitted and equipped kitchen, two beautiful bedrooms, two elegant bathrooms, and two toilets. The entire apartment has been tastefully renovated using quality materials, merging elegance, comfort, and modernity. A cellar is also included with the property. Additionally, there is an

option to purchase a secure garage in the basement for an additional cost. This rare offering in the area is ideal as a primary residence, a prestigious pied-à-terre, or a valuable investment property.

Estimated annual energy expenses for standard usage range from €826 to €1,118, based on the years 2021, 2022, and 2023, including subscriptions.

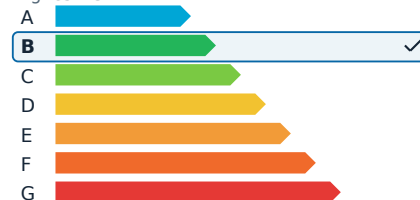
Key details

Surface area	87 m ²
Bedrooms	2
Floor	5th
Lift	Yes
Outside space	Terrace
Monthly charges	€237 /mo

DPE (Energy)

B

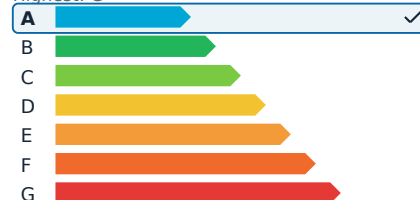
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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