

Two-bedroom apartment in Musicians Quarter €795,000

Musicians Quarter · 2 bedrooms · 74 m² in size



Description

In the heart of the prestigious Boulevard Victor Hugo, this elegant three-room apartment spans approximately 77 square meters and is situated on the penultimate floor of a highly sought-after residence in downtown Nice. Known for its high-quality amenities, security, and prime residential setting, this building rarely offers properties for sale, attracting buyers who value the finest addresses in the Carré d'Or.

The apartment presents an excellent opportunity for a high-end renovation project. With its generous space, abundant natural light, and flexible layout, it holds significant potential for enhancement in a top-tier environment. The elevated position of the apartment ensures it is bathed in light, and it extends onto a stunning open-air terrace of 19 square meters, providing an additional living area to enjoy the exclusive surroundings of Nice.

Located to the west of Boulevard Victor Hugo, the property is in close proximity to shops, public transport, the Promenade des Anglais, and all essential amenities, making it a highly desirable location. An 8-square-meter cellar adds further convenience to this offering.

The combination of spaciousness, brightness, the quality of the residence, and the potential for transformation makes this apartment a rare opportunity in the Nice real estate market. It is a property of character, ideal for buyers seeking a prestigious address and a high-end enhancement project.

Agency fees are 5% and are the responsibility of the seller. The property is part of a condominium with an unspecified number of lots. The average annual share of common charges is 5,400 euros. There are no ongoing legal proceedings.

Key details

Surface area	74 m ²
Bedrooms	2
Floor	Ground
Lift	Yes
Outside space	No

DPE (Energy)

D

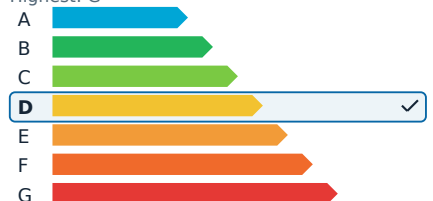
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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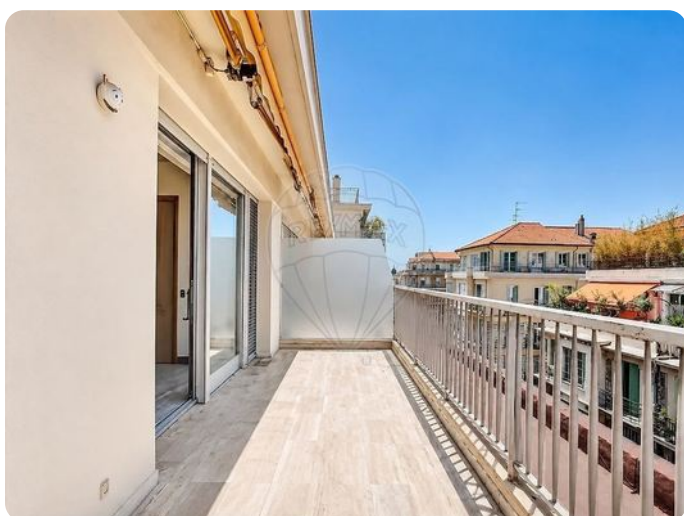
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