COLDWELL BANKER
EUROPA REALTY

Apartment Nice 87 m²



SALE PRICE : 1 100 000 €

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France, 06000, Nice

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DESCRIPTION

NICE - CARRÉ D'OR - VICTOR HUGO : In the heart of the highly sought-after Boulevard Victor Hugo, this elegant 86.60 sq m three-room apartment, as defined by the Loi Carrez, enjoys a particularly privileged setting in one of Nice's most desirable neighbourhoods.

Place Masséna, the Promenade des Anglais and the Mediterranean Sea are all within easy walking distance, while shops, restaurants, boutiques and everyday amenities are right on the doorstep. The tramway is directly outside the building, providing easy access to the port and airport.

Entirely renovated with particular attention to the choice of materials and quality of finishes, the apartment combines a contemporary aesthetic with an elegant and timeless atmosphere. Its generous proportions and numerous bespoke features reflect a renovation carefully conceived down to the smallest detail, with equal emphasis on style, comfort and functionality.

Benefiting from an east-west aspect, the apartment enjoys beautiful natural light throughout the day.

The reception area of over 40 sq m comprises a bright living room and a fully fitted open-plan kitchen. Two generous openings extend this space naturally onto a west-facing balcony, offering open views over the surrounding gardens and a wonderful sense of tranquillity – a rare quality in such a central location.

The sleeping quarters comprise two bedrooms, each with its own private shower room, ensuring comfort and privacy. Two separate WCs complete the exceptionally well-designed layout.

Numerous bespoke storage solutions have been seamlessly integrated throughout the apartment. Further features include ducted air conditioning, a reinforced security door and double-glazed windows.

The location allows residents to fully embrace the Nice lifestyle, with the city, shops and restaurants just moments away, while the apartment itself offers a peaceful and beautifully renovated interior.

The property is equally suited to elegant year-round living or as a refined pied-à-terre on the Côte d'Azur, offering a highly desirable balance of contemporary comfort, tranquillity and urban living.

A private cellar completes this exceptional property.

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FEATURES

Property type:	Apartment	Area:	87.0 m²	Elevator:	Oui
Number of units:	78	Property tax:	€1.00	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 116

Greenhouse gas emissions (GHG) index: A 4

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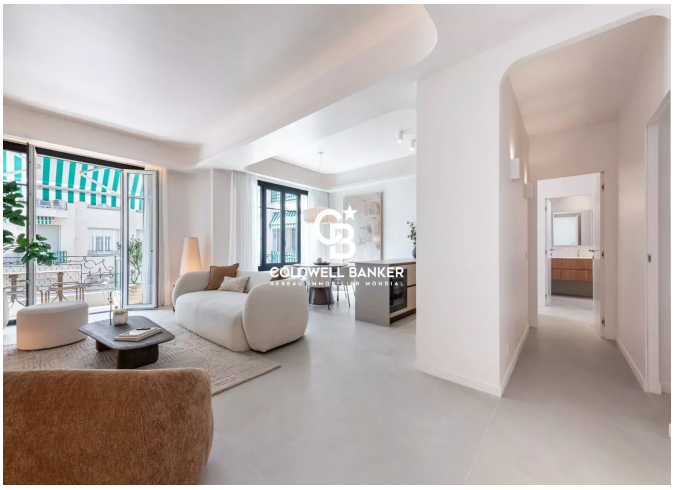







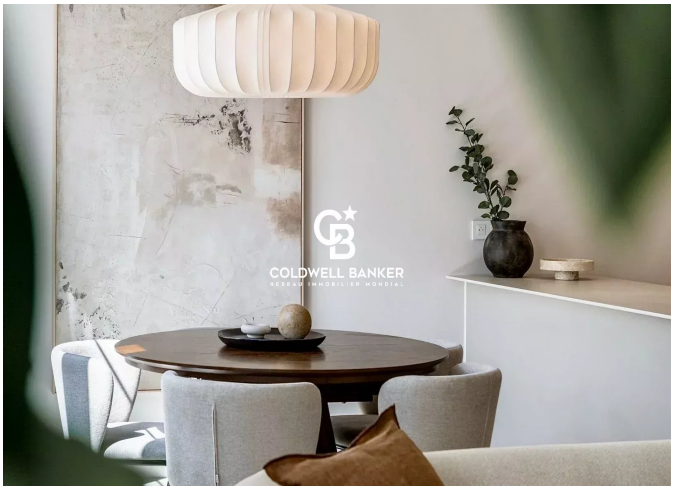



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