


# Hamptons

INTERNATIONAL

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## Nice, Alpes Maritimes, France

2  2  1 

**£1,070,000**

(€1,229,000)

## Property details

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### Key features

- 0-2 km to amenities
- Lift
- 50 km or less to ferry
- 50 km or less to airport
- Character property
- Excellent condition
- Air Conditioning
- Double glazing
- City property
- Gas fuelled heating

### Attributes

- Apartment
-  Refurbished

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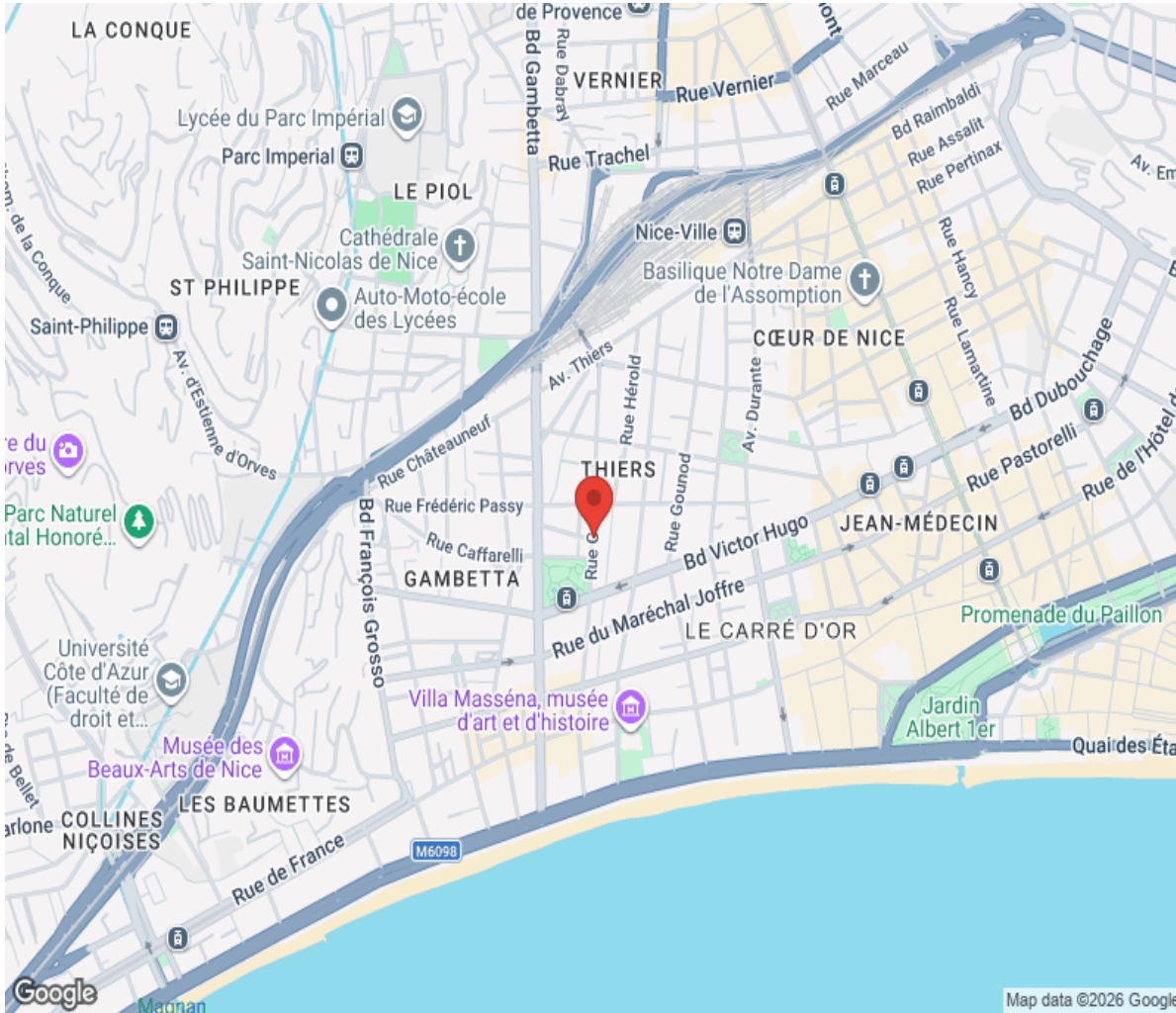
## Description

Luxury 2-3 Bed Apartment - Musiciens - Close to Victor Hugo - Near Promenade & Tram - High Ceilings & Elevator - 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 building with only 10 owners, the apartment features high ceilings (3m) and a bright East-West cross layout. Just a stone's throw from the Alsace Lorraine tram station and a 5-minute walk to the Promenade des Anglais, it offers the ultimate urban lifestyle. The current layout includes a double living/dining area, a modern open kitchen with a pantry, a laundry room, and two bedrooms, including a 31m<sup>2</sup> master suite with a dressing room that can easily be converted into a third bedroom. Comfort is guaranteed with reversible AC and central heating. A spacious ground-floor storage room is included. Monthly condo fees are app. 330€. An opportunity to purchase a "turn-key" home in one of Nice's most sought-after neighborhoods, combining bourgeois charm with contemporary luxury.





# Location



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