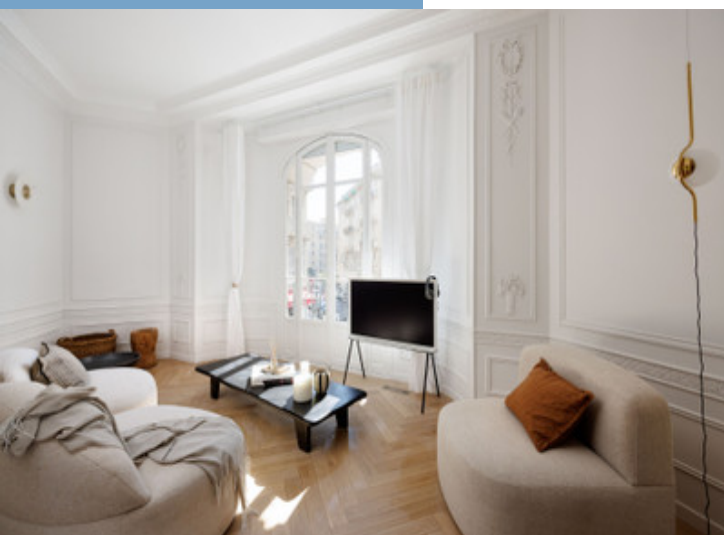
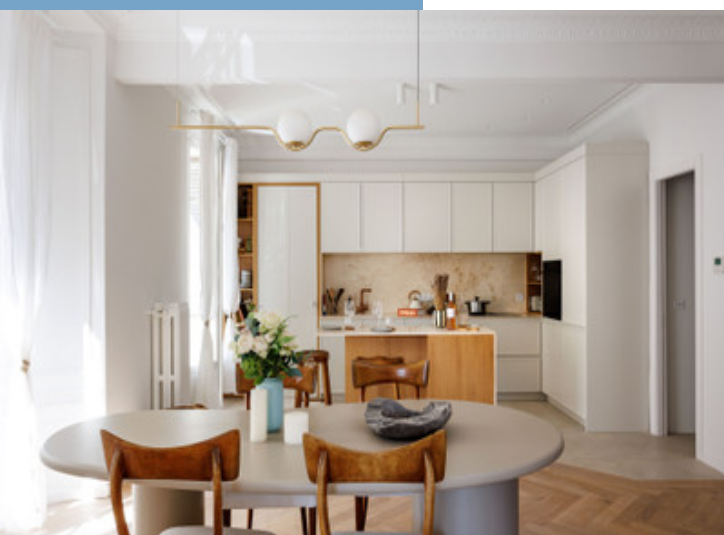




## PRESTIGIOUS & METICULOUSLY RENOVATED 4-BEDROOM PARISIAN APARTMENT IN THE HEART OF NICE, 140M2, HIGH CEILINGS

PRESTIGIOUS &  
METICULOUSLY  
RENOVATED 4-BEDROOM  
PARISIAN APARTMENT IN  
THE HEART OF NICE,  
140M2, HIGH ...



PROPERTY FACT FILE	
REFERENCE	A37842VAP06
PRICE	€ 1,245,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	140 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	Habitable, Good condition
FEATURES	High speed internet, Fiber optic, Character property
*Price based on current exchange rate which is subject to change	



- Renovated Haussmannian corner apartment
- 140 m², 4 bedrooms, 2 attic storages, 2 cellars
- Double living room with parquet floors
- High-end finishes and custom kitchen
- Central Nice, walk to sea & Carré d'Or

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Located just steps from the Carré d'Or and the sea, this exceptional 5/6-room bourgeois corner apartment occupies the entire angle of a prestigious early-20th-century Haussmann-style building. Fully redesigned and renovated by an architect, the property offers 140 m² of elegant living space, blending period charm with contemporary

## DESCRIPTION

### OVERVIEW:

Ideally located just a short stroll from the Carré d'Or, the sea, and the Promenade des Anglais, this exceptional corner apartment occupies the entire angle of a Parisian building from the early 20th century, in the heart of Nice's prestigious Musiciens district.

Redesigned and entirely renovated by an architect, the property combines the elegance of period architecture with contemporary refinement, offering 140 m² of luxurious, move-in ready living space.

Original moldings, ornate medallions, solid wood herringbone parquet, high ceilings, travertine bathrooms, designer lighting fixtures, and ducted air conditioning make this a standout home with timeless sophistication.

Ideal as a spacious city residence or a prestige pied-à-terre, the apartment also comes with two mansard rooms and two private cellars.

### THE LAYOUT:

This elegant 140 m² apartment is set entirely on one level and benefits from south-facing exposure, triple aspect, and a prime corner position within the building. The space has been meticulously redesigned by an architect, combining period charm with functionality and exceptional finishes.

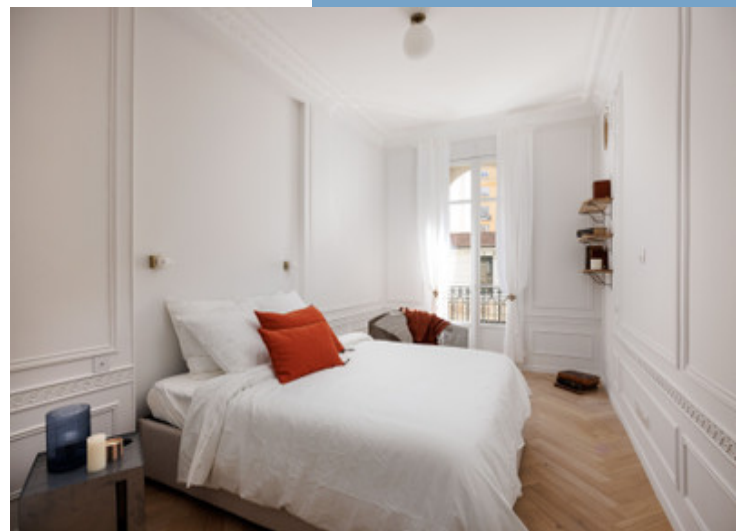
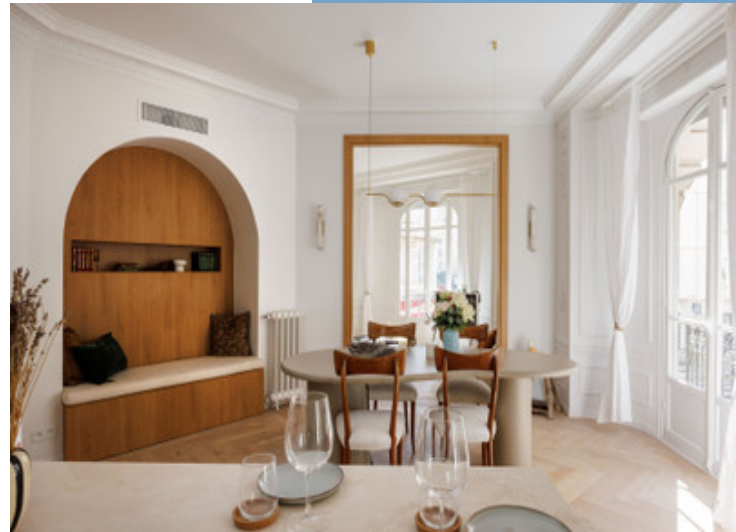
The layout includes:

- A living room of 15 m² with solid oak parquet flooring and ducted air conditioning, ideal for quiet evenings or hosting guests.
- An expansive dining area of 29 m², also with herringbone parquet, a built-in banquette, and a fully equipped open-plan US kitchen — perfect for social meals and family life.
- A bedroom of 16 m² with cus...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37842VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



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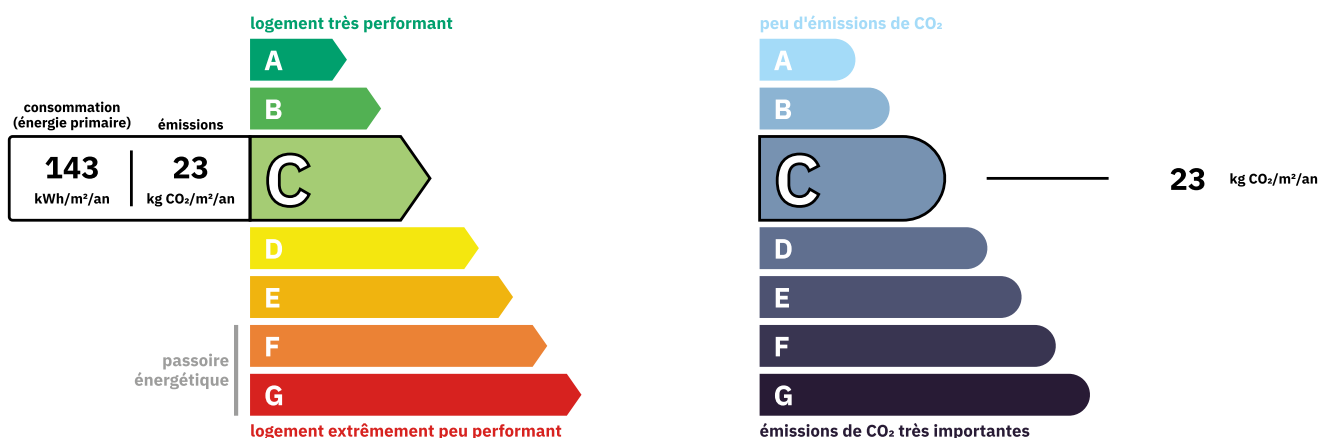


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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between € and € for

## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A37842VAP06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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