



# Spacious apartment ideally situated for the centre

Nice, French Riviera, 06000

€895,000 \*Agency fees at the charge of the vendor/buyer. Fee table available online at [savills.fr](https://www.savills.fr) and on request  
Honoraires à la charge du vendeur / l'acheteur. Tableau des tarifs disponible en ligne sur [savills.fr](https://www.savills.fr) et sur demande



- Ideally located for the centre
- Lift
- Spacious
- Four bedrooms
- Requires refurbishment
- 137 sq m
- EPS: D (199) GES: D (38)
- BSM210005

- Idéalement situé en centre-ville
- Ascenseur
- Spacieux
- Quatre chambres
- A rénover
- 137 m<sup>2</sup>
- DPE: D (199) GES: D (38)
- BSM210005

### About this property

Nice - Carré d'Or - Boulevard Victor Hugo corner Alphonse KARR, 50 meters from the new tramway line of Jean Medecin.

This beautiful flat full of character, of approximately 138 sq m, situated on a high floor, with a southern exposure, features three bedrooms, a double reception room, an independent kitchen, two bathrooms, two toilets, and a cellar.

This spacious family apartment needs some renovation works.

Note the exceptional location, a stone's throw from Jean Médecin and the shops, close to Place Masséna and Place Grimaldi, the beaches and the old town of Nice.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Beaulieu sur Mer office.  
Telephone: +33 (0)4 83 84 84 84

### A propos cette propriété

Idéalement situé au début du Boulevard Victor Hugo angle Alphonse KARR, à 50 mètres de la nouvelle ligne de tramway Jean Medecin.

Ce bel appartement de caractère, d'environ 138m<sup>2</sup>, situé en étage élevé, avec une exposition plein Sud, comprend trois chambres, un double séjour, une cuisine indépendante, deux salles de bains, deux toilettes et une cave.

Ce spacieux appartement familial mérite une rénovation au goût de l'acquéreur ce qui explique la vente en l'état avec un prix attractif sur le boulevard Victor Hugo.

### Visites

Toutes les visites seront accompagnées et sont strictement organisées au préalable par Savills Beaulieu sur Mer  
Telephone: +33 (0)4 83 84 84 84







|  savills | savills.fr

Savills Beaulieu-sur-Mer  
+33 (0)4 83 84 84 84  
[beaulieu@savills.com](mailto:beaulieu@savills.com)



**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210301CLFN



