



## Nice Carré d'Or – Victor Hugo | bourgeois with parking

Professional rental 7 000 € / month  
+ Service charges : 500 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i> <b>+5 rooms</b>	<i>District</i> <b>LIBERTI-ALBERT 1er</b>	<i>City</i> <b>Nice</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>197 m<sup>2</sup></b>	<i>Terrace area</i> <b>100 m<sup>2</sup></b>	<i>Bedrooms</i> <b>5</b>
<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>4</b>	<i>Floor</i> <b>Ground floor</b>	<i>Service charges</i> <b>500 €</b>
<i>Condition</i> <b>Very good condition</b>	<i>Mixed use</i> <b>Yes</b>	<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>LFO-0326-NI</b>

Located in the heart of Nice's prestigious Carré d'Or, on the highly sought-after Boulevard Victor Hugo, this superb apartment of approximately 200 sqm (including the mezzanine area) is situated on an elevated garden level of an elegant bourgeois residence, just steps away from shops, public transport and the sea.

The property offers generous volumes and refined features, providing a comfortable and elegant living environment. In excellent condition, the apartment includes five bedrooms or offices, a spacious reception area, a fully fitted kitchen, and ample storage.

Thanks to its functional layout, it is perfectly suited either for a family residence or for professional use (medical practice, law firm, consultancy offices, representative offices, etc.).

A particularly rare feature in this area: the property benefits from a private forecourt allowing parking for up to four vehicles, offering exceptional convenience in the city centre.



There is also the possibility to rent an additional independent pavilion, ideal as a secondary office, professional space, or guest accommodation.

Prime location in the heart of the Carré d'Or, one of Nice's most desirable areas.

Ideal for families or professional use.









