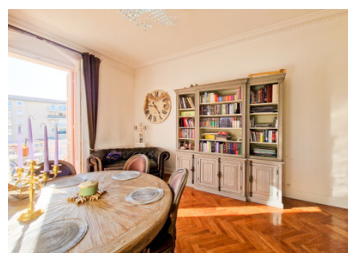
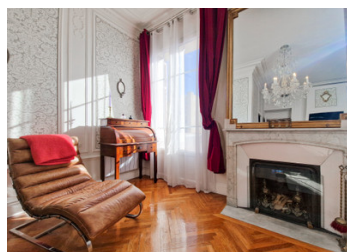


Luxurious 111m² Bourgeois Apartment in Nice with High Ceilings, Fireplaces, Balconies - Walk to Beach!

EXCLUSIVE



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	110.98 m ²
Outside Space:	4 m ²

IN BRIEF

Located in the historic Baumettes/Magnan district of Nice, this elegant 111m² bourgeois apartment seamlessly blends Belle Époque charm with modern comforts.

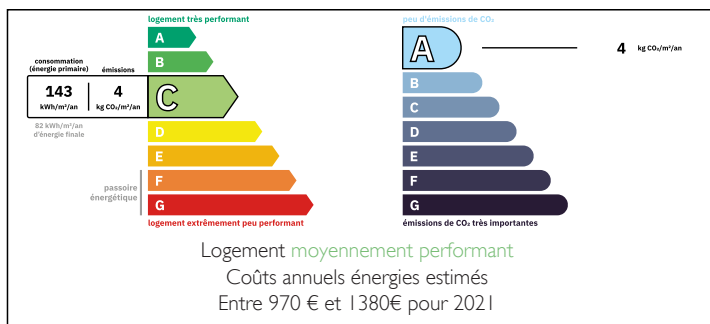
Situated on the third floor of a distinguished building, the property boasts high ceilings (3.2m), original parquet flooring, and functional fireplaces (a rarity).

The bright, south-facing living spaces include a spacious living room, an elegant dining area, and a fully equipped kitchen.

The master suite (30m²) features a private bathroom, dressing area, and fireplace, while the second bedroom also enjoys its own shower room. Two sun-drenched balconies invite you to soak in the Riviera ambiance.

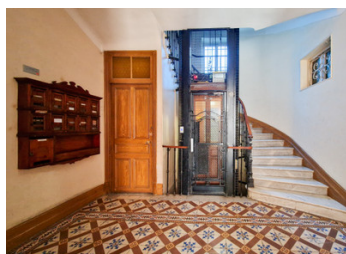
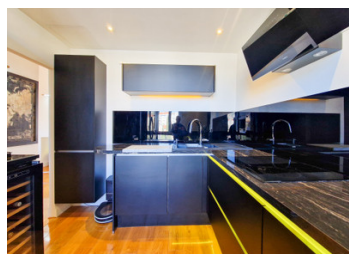
Perfectly positioned just 200m from the beach and

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1448 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

OVERVIEW:

Located in the historic and sought-after Baumettes/Magnan district of Nice, this elegant 111m² bourgeois apartment offers a rare blend of Belle Époque charm and modern comfort.

Situated on the third floor of a distinguished building, the property boasts grand proportions, high ceilings (3.2m), and carefully preserved period features, including original parquet flooring, intricate moldings, and two functional fireplaces.

Flooded with natural light thanks to its south-facing orientation, the apartment offers generous living spaces and two sun-drenched balconies. Recently renovated with high-quality materials, this apartment is move-in ready and ideal for those seeking a refined residence in a prime location.

Just 200 meters from the beach and positioned midway between the city center and the airport, this apartment provides convenient access to all essential amenities. Additional features include collective parking in the courtyard and two underground cellars, ensuring both practicality and comfort.

LAYOUT:

Upon entering, you are welcomed into an expansive 50m² open-plan space that seamlessly combines the entry hall, dining area, and living room. This inviting area, complete with a beautiful functioning fireplace, is perfect for entertaining and relaxing.

The master bedroom, a spacious 30m² retreat, features its own private dressing area, a luxurious en-suite shower room with a jacuzzi, a functional fireplace, and direct access to a sunlit south-facing balcony. The second bedroom (13m²) also benefits from a private shower room, offering comfort and privacy for guests or family members.

The large, fully equipped kitchen provides ample storage and workspace, making it ideal for culinary