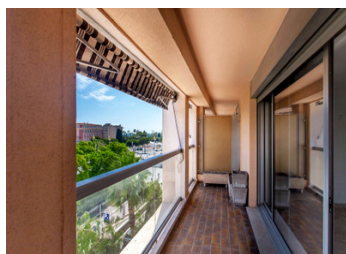


Nice - Place Masséna. Exceptional location, prestigious building, large 1 bedroom apartment with large terrace



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	56.42 m2
Outside Space:	14 m2

IN BRIEF

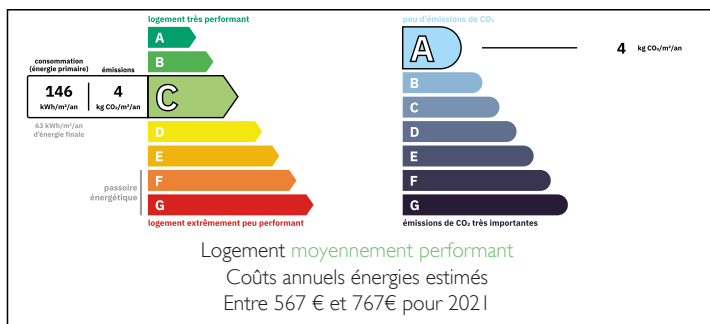
Nice – Carré d'Or

Just steps from the famous Promenade des Anglais and the pedestrian zone, discover this spacious 2-room apartment located on a high floor in a prestigious, secure residence with an elevator and concierge.

Generously sized, it features an entrance leading to a bright living room opening onto a beautiful south-facing terrace with open city views. The separate kitchen can be converted into an open-plan space to modernize the layout and enhance functionality. The well-designed bedroom also has direct access to the terrace. A bathroom and separate toilet complete the property.

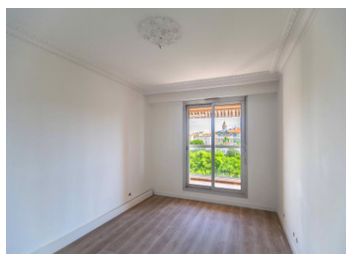
The apartment requires renovation to reach its full potential. With some modernization work, it can become a true gem in one of Nice's most sought-after neighborhoods.

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: 1500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nice – Carré d'Or

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The apartment requires renovation to reach its full potential. With some modernization work, it can become a true gem in one of Nice's most sought-after neighborhoods.

Its prime location, just steps from shops, restaurants, public transport, and beaches, makes it ideal as a main residence, a second home, or a rental investment.

Sold with a cellar, with the option to purchase a garage at an additional cost.

A rare opportunity not to be missed!

Co-owned building of 1 units

Provisional annual charges: 2000€

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