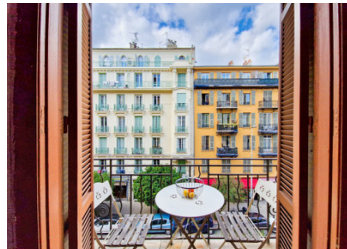
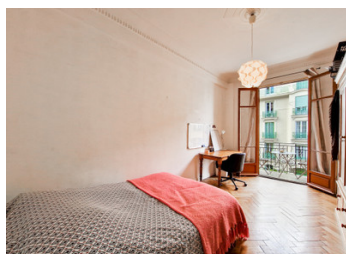


## Immaculate, Bright 2-Bedroom Apartment in the City Centre with High Ceilings, Parquet Flooring & Balcony



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	51.7 m2
Outside Space:	2 m2



## IN BRIEF

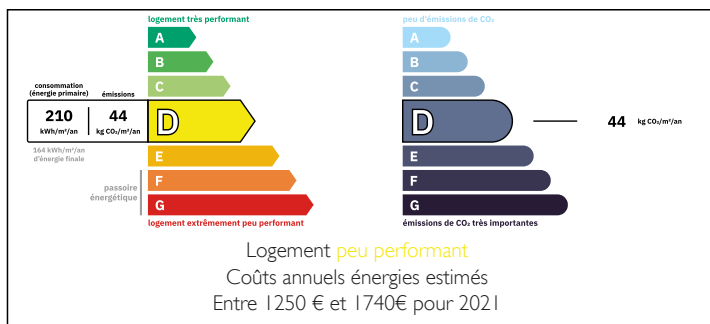
This bright and stylish 2-bedroom apartment is located in the heart of Nice on Boulevard Raimbaldi. Situated on the third floor of a well-maintained building with an elevator and dedicated caretaker, it boasts beautiful high ceilings, solid parquet flooring in the bedrooms, renovated interiors and a charming balcony.

The well-optimized and modernized layout features a spacious entry hall that doubles as a living area with an open-plan kitchen. From here, two large bedrooms, a shower room, and a separate toilet are accessible, creating a comfortable and functional living space.

Thanks to its double exposure, the apartment enjoys sunlight throughout the day.

With its prime central location near the train station, this apartment offers excellent seasonal rental

## 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.



## DESCRIPTION

### OVERVIEW:

Located in the city center of Nice, this well-maintained 2-bedroom apartment offers a convenient and functional living space. Situated on the third floor of a secure building with an elevator and a dedicated caretaker, it features high ceilings, solid parquet flooring in the bedrooms, and a bright double exposure (southeast and northwest). The apartment is in very good condition and requires no renovation. A private underground cellar is included in the price, and the option to purchase the furniture is available for a seamless move-in.

With its central location near the train station, Boulevard Jean-Médecin, and the tram line, the property is ideal for both residential use and seasonal rentals.

### THE LAYOUT:

The apartment offers a well-optimized floor plan with a total surface of approximately 52m<sup>2</sup>. A spacious 20m<sup>2</sup> entry hall serves as a combined living and dining area with an open-plan kitchen. This central space provides access to two large bedrooms, each measuring approximately 14m<sup>2</sup>. The apartment also includes a modern shower room and a separate toilet.

A balcony extends from one of the bedrooms, offering additional outdoor space. With its dual orientation, the apartment benefits from natural light throughout the day.

### THE AREA:

The apartment is located on Boulevard Raimbaldi, in a central and well-connected part of Nice. It is within walking distance of the main train station in Nice, the main shopping street Boulevard Jean-Médecin, and the tram line, providing easy access to all parts of the city and...

## LOCAL TAXES

**Taxe foncière: 1151 EUR**

**Taxe habitation: EUR**

## NOTES