

Nice Port: Bright 3/4 Room Apartment, with Offie and Balcony



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	92 m2
Outside Space:	8 m2



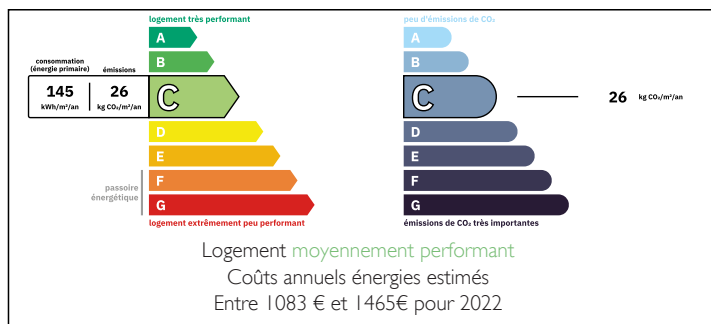
IN BRIEF

This magnificent 3/4-room apartment, ideally located in the highly sought-after Nice Port area, offers 84m² of comfortable living space with an East/West exposure. Recently and tastefully renovated with high-end materials, it features a spacious, luminous living room. The fully equipped modern open-plan kitchen is perfect for entertaining, while a dedicated office space provides an ideal environment for remote work. A welcoming balcony allows you to enjoy the Nice climate.

The apartment also includes a stylish bathroom and two generous bedrooms. Situated on a high floor of a secure, well-maintained residence, it benefits from exceptional natural light and a serene atmosphere. Additionally, a private cellar completes this unique property.

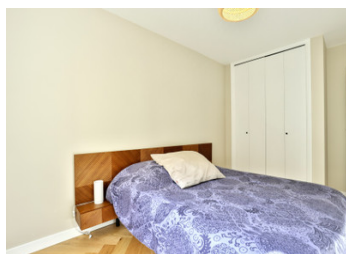
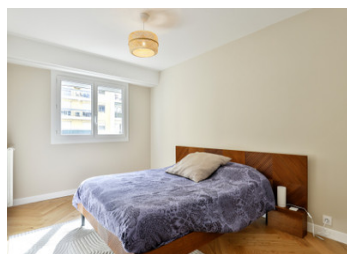
Its prime location offers immediate access to Rue Bonaparte, shops, and public transport (Tramway,

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: 1750 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The Overview

This 3/4-room apartment spans 84m² and boasts a highly desirable East/West exposure, ensuring abundant natural light throughout the day. It has recently undergone a complete and tasteful renovation, featuring high-end materials and finishes that elevate its aesthetic and functional appeal. The heart of the home is a spacious and bright living room, seamlessly integrated with a fully equipped open-plan kitchen, perfect for both daily living and entertaining. A dedicated office space caters to modern remote working needs, providing a quiet and productive environment. Enjoying the pleasant Mediterranean climate is made easy with a private balcony. The apartment includes a high-quality shower room and two generously sized bedrooms. Located on a high floor within a secure, upscale residence, it offers not only tranquility but also proximity to all essential amenities. A valuable cellar provides additional storage, and the option to acquire a large, enclosed garage box further enhances its appeal in this central urban setting.

The Layout

Upon entering this thoughtfully designed apartment, you are greeted by an immediate sense of space and light, thanks to its advantageous East/West orientation and generous windows. The main living area is a harmonious open-plan space, encompassing a large living room that flows effortlessly into the modern kitchen. The kitchen itself is a chef's delight, fully equipped with integrated appliances and ample counter space, making it both practical and aesthetically pleasing for social gatherings. Adjacent to the living area, a cleverly designed and functional office space provides a quiet...