



DESCRIPTION

The Overview

This elegant 3-room apartment is located in the prestigious Parc Impérial neighborhood of Nice, offering a unique blend of modern comfort, tranquility, and breathtaking sea views. Situated on the second and top floor of a secure, upscale residence built in 2007, the property benefits from high-quality construction and meticulous maintenance. The residence features a private swimming pool, landscaped gardens, and secure underground parking. The apartment itself boasts a generous living space of 78 m², complemented by a large 14 m² terrace that offers stunning panoramic views of the Mediterranean Sea, making it an ideal space for relaxation and entertaining. Climate control is ensured year-round thanks to reversible air conditioning, while double glazing enhances both energy efficiency and noise insulation. The building is wheelchair accessible and equipped with an elevator, providing convenience for all residents. This property represents a rare opportunity to own a refined pied-à-terre or a lucrative rental investment in one of the most sought-after areas of the French Riviera.

The Layout

Upon entering the apartment, you are welcomed by a spacious and bright living area that seamlessly integrates an open-plan, fully equipped kitchen. The layout optimizes space and natural light, creating a comfortable environment for both everyday living and hosting guests. The living room opens directly onto the terrace, allowing indoor and outdoor spaces to blend harmoniously. The apartment includes two well-sized bedrooms, offering ample storage and privacy. A modern bathroom and a separate toilet complete the living space. Practical features include double...

LOCAL TAXES

Taxe foncière:	1860 EUR
Taxe habitation:	EUR

NOTES