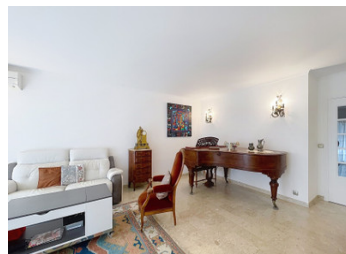


## Bright 4-Room Apartment with Terrace, Garden in Exclusive Napoleon III Area



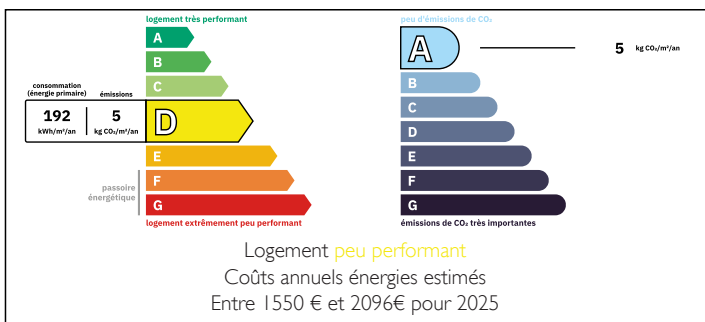
## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	101 m2
Outside Space:	48 m2

## IN BRIEF

Located in the sought-after Napoleon III district, this spacious 4-room apartment offers over 100m<sup>2</sup> of well-designed living space. The bright living and dining area of approximately 30m<sup>2</sup> opens onto a sunny terrace with views over the pool. The independent, fully equipped kitchen has direct access to a second terrace and a private 40m<sup>2</sup> garden, perfect for outdoor living and entertaining. The apartment includes three bedrooms, one of which features an en-suite shower room and private terrace. Additional amenities include an independent toilet, a separate shower room, a double garage with a storage room, and an independent cellar. The residence is quiet, secure, and benefits from a newly renovated swimming pool and on-site caretaker. Free visitor parking is available outside the residence. This property is ideal for families seeking comfort, space, and tranquility close to Nice city center.

## 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: 2302 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### The Overview

Located in the highly sought-after Napoleon III district of Nice, this spacious 4-room apartment offers an exceptional living experience combining comfort, privacy, and modern amenities. With a generous living area exceeding 100m<sup>2</sup>, the apartment is part of a secure, well-maintained residence featuring a newly renovated swimming pool and on-site caretaker, ensuring peace of mind and convenience. This residence is ideally positioned in a quiet area, providing a calm oasis while still being within easy reach of the vibrant city center. The apartment's bright and airy interior spaces are complemented by multiple terraces and a large private garden of approximately 40m<sup>2</sup>, perfect for outdoor relaxation, family gatherings, or entertaining guests. The inclusion of a double garage and an additional storage room adds valuable convenience for homeowners, making parking and storage stress-free. Overall, this property exemplifies quality living in one of Nice's most prestigious neighborhoods.

### The Layout

Upon entering the apartment, you are greeted by a spacious and welcoming hallway that sets the tone for the home's functional yet elegant design. The living and dining area, approximately 30m<sup>2</sup> in size, benefits from ample natural light and opens directly onto a sunny terrace overlooking the residence's pool, creating a seamless indoor-outdoor flow that enhances the sense of space. Adjacent to this is the independent, fully equipped kitchen, which offers direct access to a second terrace and the private garden. This outdoor space, measuring around 40m<sup>2</sup>, is a rare and valuable feature in urban living, providing an intimate and...