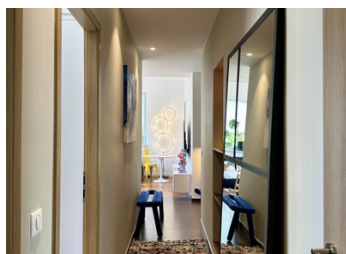


## Bright Prestige Apartment with Original Charm and High-End Renovation in the Heart of Nice



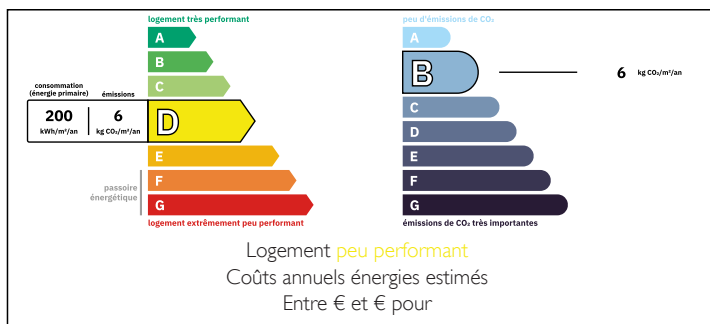
## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	71.09 m2
Plot Size:	0 m2

## IN BRIEF

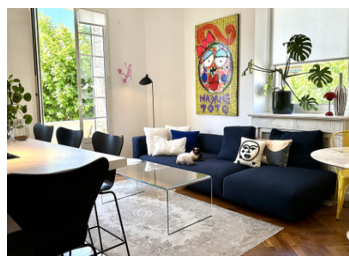
This exceptional apartment in the prestigious Parc Impérial area of Nice perfectly combines historic charm with modern luxury. Recently renovated by an architect, it features premium finishes throughout, including original parquet floors, decorative moldings, and a stunning marble fireplace. The spacious living room with double exposure offers abundant natural light and opens onto a charming balcony. The open-plan kitchen is fully equipped with high-end appliances and custom cabinetry. The two large bedrooms include en-suite bathrooms, providing comfort and privacy. Additional features include reversible air conditioning, double glazing, and private elevator access in a well-maintained bourgeois building. Located near shops, schools, and the Promenade des Anglais, this rare property offers a unique urban living experience in a serene setting.

## 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: 1179 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### The Overview

Nestled in the prestigious Parc Impérial neighborhood of Nice, this exceptional 3-room apartment perfectly combines the timeless charm of historic architecture with the sophistication of modern design. Recently renovated by a professional architect, the residence features exquisite high-end finishes including original parquet flooring, decorative moldings, and a magnificent marble fireplace that evoke the elegance of a bygone era while providing all the comforts of contemporary living. Spanning approximately 90 square meters, the apartment offers a spacious and luminous living space with double exposure, flooding the interiors with natural light. Equipped with reversible air conditioning, double glazing, and private elevator access within a meticulously maintained bourgeois building, this property stands as a rare and coveted gem in one of Nice's most sought-after locations.

### The Layout

Upon entering the apartment, you are greeted by an airy and welcoming living area designed to maximize space and light. The 41 m<sup>2</sup> open-plan living and dining room features large windows opening onto a charming balcony, creating a seamless connection between indoors and outdoors. The kitchen is fully equipped with top-of-the-line appliances and custom cabinetry, providing an ideal space for culinary pursuits and entertaining guests. The apartment houses two large bedrooms, each boasting its own en-suite bathroom finished with elegant fixtures and premium materials, enhancing the sense of luxury and privacy. Additional thoughtful touches include ample built-in storage, high ceilings adorned with original moldings, and carefully curated lighting to complement the refined interior. The overall layout facilitates easy circulation and offers...