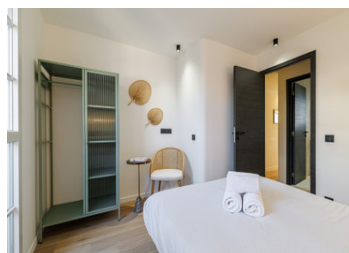


## Beautifully Renovated 3-Room Apartment of 72 m on Place du Pin, Nice



## INFORMATION

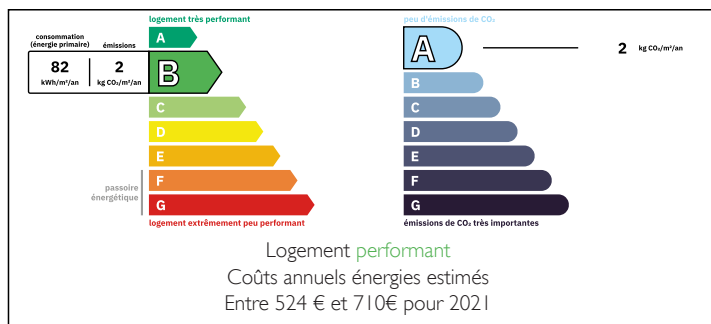
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	72 m2
Outside Space:	1 m2



## IN BRIEF

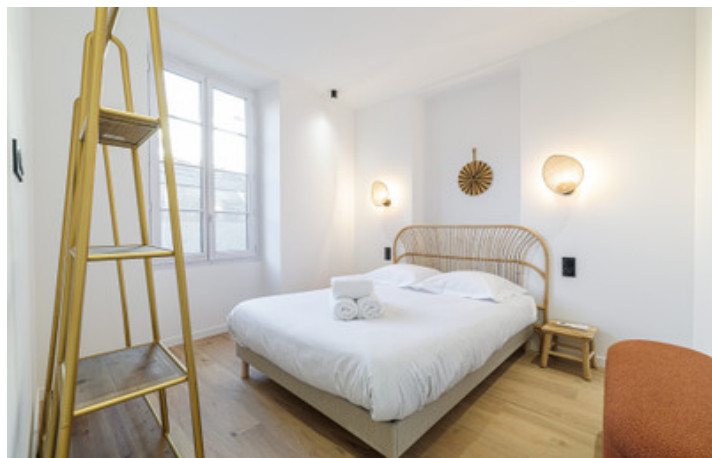
Located on the vibrant Place du Pin in Nice, this beautifully renovated 3-room apartment offers 72 m<sup>2</sup> of comfortable living space. Situated on the 3rd floor of a well-maintained building, it features a stylish open kitchen connected to a spacious living room, two bedrooms, and two modern shower rooms—one with a WC—as well as a separate toilet. Both bedrooms open onto a charming balcony overlooking the lively square below. Tastefully furnished with quality materials, this apartment is ideal as a secondary residence or pied-à-terre in the heart of Nice. Enjoy the convenience of shops and amenities right at your doorstep. Ready to move in and perfect for those seeking a stylish city retreat.

## 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

This beautifully renovated 3-room apartment of 72 m<sup>2</sup> is located on the renowned Place du Pin in the heart of Nice. Situated on the 3rd floor of a well-maintained building, it offers a stylish and comfortable living environment blending modern design with classic charm. The apartment has been fully renovated and furnished with high-quality materials, creating an inviting atmosphere that is perfect for both permanent residence and secondary home use.

The property benefits from abundant natural light, thanks to its multiple windows and access to a charming balcony overlooking the lively Place du Pin. Ideal for urban living, it is surrounded by local markets, cafes, and shops that contribute to the vibrant neighborhood ambiance.

With two modern shower rooms—one including a WC—and a separate toilet, the apartment offers excellent convenience and functionality for residents and guests alike. Its tasteful furnishings and thoughtful layout ensure comfort and practicality, making it a turnkey solution for those seeking a stylish pied-à-terre or an elegant city residence in one of Nice's most sought-after areas.

### The Layout

Entering the apartment, you are greeted by a bright and welcoming entrance that leads directly into a spacious open-plan living area. The living room features ample space for both seating and dining, seamlessly connected to a contemporary, fully equipped open kitchen. The design emphasizes flow and light, with direct access to the balcony that overlooks the Place du Pin, bringing outdoor ambiance inside.

The sleeping quarters consist of two comfortable bedrooms, both with large windows and direct...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES