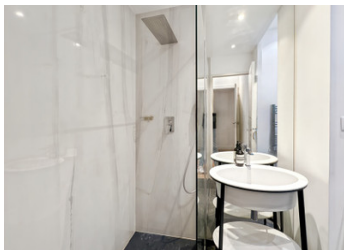


Elegant 3-Room Apartment in Prestigious Carré d'Or, Steps from Place Masséna



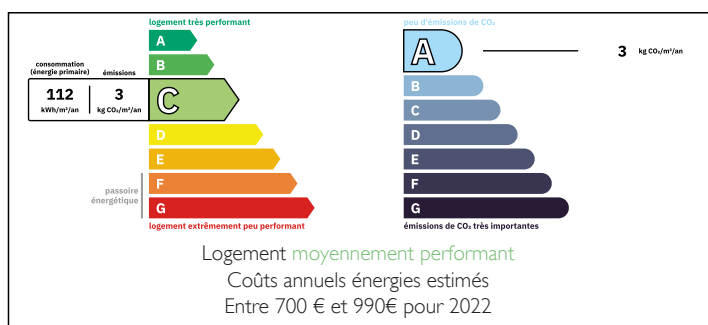
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	74.55 m2
Outside Space:	1 m2

IN BRIEF

Located in the heart of Nice, this beautifully renovated 3-room apartment offers 72 m² of comfortable and stylish living space. Situated on the 3rd floor of a charming building with elevator access, it features a bright living area with an open, fully equipped kitchen, two spacious bedrooms, and two modern shower rooms, one with a W/C, plus an independent toilet. Both bedrooms open onto a peaceful balcony overlooking a quiet street. Tastefully furnished with quality materials, this apartment combines the elegance of the old with modern comforts such as air conditioning and double glazing. Perfect as a primary residence, pied-à-terre, or investment, it benefits from excellent proximity to shops, public transport, and schools.

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

Nestled in the heart of Nice, this beautifully renovated 3-room apartment of 72 square meters offers a rare blend of classic elegance and modern comfort. Located on the 3rd floor of a charming bourgeois building equipped with an elevator, it provides a bright and airy living environment enhanced by high ceilings and quality finishes. The apartment features state-of-the-art amenities including reversible air conditioning and double-glazed windows that ensure tranquility and energy efficiency.

The building itself is situated in a peaceful neighborhood, providing a calm retreat from the vibrant city life, yet remains conveniently close to the bustling center of Nice. This home is perfect for those seeking a refined urban lifestyle in one of the most desirable locations on the French Riviera.

The Layout

Upon entering the apartment, you are greeted by a spacious and luminous living room that seamlessly integrates with a semi-open, fully equipped kitchen. The design promotes an open flow of natural light and allows for easy entertaining. Adjacent to this space, the dining area offers ample room for family meals or hosting guests.

The sleeping area consists of two generously sized bedrooms, each with direct access to a tranquil balcony that overlooks a quiet street. The master suite boasts a private modern shower room, while the second bedroom has convenient access to another beautifully renovated shower room. Additionally, a separate guest toilet enhances the functionality of the home. Throughout the apartment, the use of tasteful furnishings and high-quality materials underscores the attention to detail...

LOCAL TAXES

Taxe foncière: 1220 EUR

Taxe habitation: EUR

NOTES