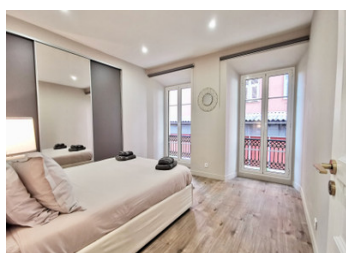


Elegant 3-Room Apartment in Historic Building by Nice Port



INFORMATION

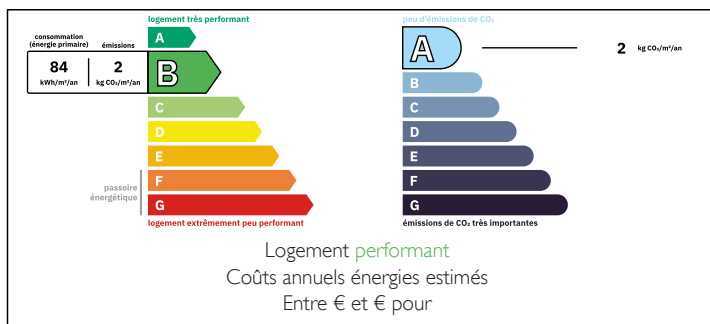
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	115 m2
Outside Space:	4 m2



IN BRIEF

Located in a beautiful historic building in the heart of Nice Port, this spacious 115 m² 3-room apartment offers breathtaking panoramic views of the port basin through four large windows. The bright and airy living room opens directly onto a terrace, perfect for enjoying the vibrant harbor atmosphere. The fully equipped kitchen also provides access to the terrace, creating an ideal indoor-outdoor flow for entertaining. The apartment features two comfortable bedrooms filled with natural light, along with two modern shower rooms and a separate toilet for added convenience. Situated just steps away from beaches, tram stops, shops, and schools, this home benefits from a prime location with easy access to all amenities. Recently renovated and in excellent condition, this property is an exceptional opportunity to live in one of Nice's most sought-after neighborhoods. A must-visit for anyone looking..

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 stunning 3-room apartment is ideally located in a beautiful historic building in the heart of Nice Port, offering breathtaking panoramic views over the port basin. Spanning 115 square meters, the property combines spacious living with elegant design and comfort. Situated on the first floor of a well-maintained residence with an elevator, the apartment benefits from abundant natural light through four large windows that frame the vibrant harbor scene.

The apartment is in very good condition, having been recently renovated to a high standard. Its prime location places it within walking distance to Nice's famous beaches, the Promenade des Anglais, tram stops, shops, schools, and a variety of dining and entertainment options, making it perfect for those who want to enjoy the best of coastal city living.

The Layout

The apartment's layout is thoughtfully designed to maximize space and natural light. The entrance opens to a large, bright living and dining area with four expansive windows that offer uninterrupted panoramic views of the port basin. This space extends to a small terrace, ideal for relaxing outdoors while soaking in the lively port atmosphere.

The fully equipped kitchen is adjacent to the living area and also opens onto the terrace, allowing for an easy indoor-outdoor flow perfect for entertaining. The apartment includes two bedrooms, both spacious and bright, with ample natural light. Two modern shower rooms and a separate toilet provide convenience and comfort for residents and guests alike.

Additional features include high-quality double glazing, individual heating, air conditioning, and...

LOCAL TAXES

Taxe foncière: 2745 EUR

Taxe habitation: EUR

NOTES