

Modern Apartment with Two Bathrooms and Large Terrace – Nice Port



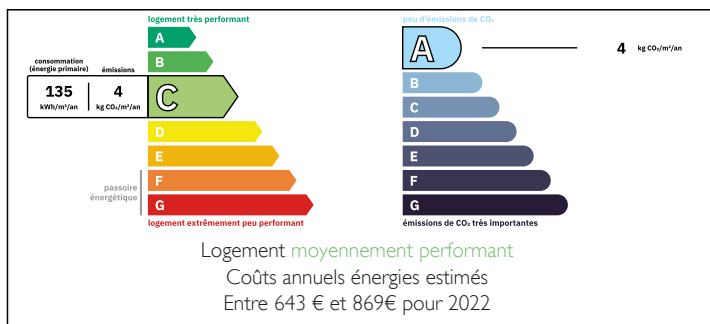
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	71 m ²
Outside Space:	41 m ²

IN BRIEF

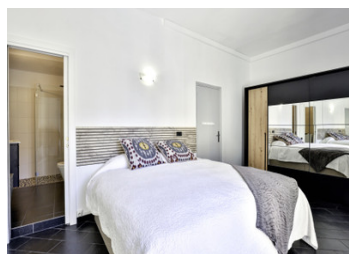
Located in the vibrant Nice Port district, this bright 3-room apartment offers 71 m² of comfortable living space on the first floor of a well-maintained building with an elevator. The apartment features a modern open-plan kitchen fully equipped, two spacious bedrooms including one with an ensuite bathroom and toilet, plus an additional bathroom and separate toilet. The highlight is a large south-facing terrace of 41 m², perfect for enjoying outdoor living and sunshine. With double glazing, air conditioning, and individual heating, the apartment provides comfort year-round. Its prime location offers easy access to the port, Place Garibaldi, tram stops, shops, schools, and beaches. An exceptional property combining modern comfort and a convenient lifestyle in the heart of Nice.

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

Located in the heart of Nice's vibrant Port district, this beautifully maintained 3-room apartment offers a perfect blend of comfort and modern living. Situated on the first floor of a secure building with elevator access, it features 71 m² of well-designed living space. The apartment boasts two spacious bedrooms, including one with a private ensuite bathroom, and an additional bathroom plus separate toilet to accommodate family or guests. The modern open-plan kitchen is fully equipped and flows seamlessly into the bright living area, creating an inviting space for daily life and entertaining. One of the highlights of the property is the large south-facing terrace measuring 41 m², offering ample space for outdoor dining, relaxation, and soaking up the Mediterranean sun. With individual heating, air conditioning, and double glazing, the apartment guarantees comfort year-round. This exceptional home is ideally located within walking distance of the bustling port, Place Garibaldi, tram stops, schools, shops, and the beautiful beaches of Nice, making it a superb choice for those seeking a refined urban lifestyle with easy access to amenities.

The Layout

The apartment's layout is designed to maximize space and light. Upon entering, you are welcomed into an open-plan living area where the modern kitchen equipped with quality appliances integrates perfectly with the living and dining space. Large windows fill the room with natural light and provide access to the expansive terrace, extending the living space outdoors. The two bedrooms are well-sized and thoughtfully arranged for privacy and comfort, with...

LOCAL TAXES

Taxe habitation: EUR

NOTES