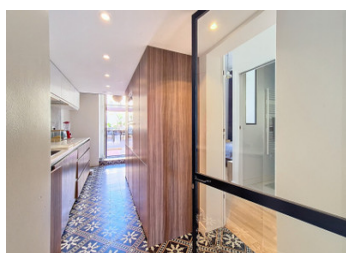
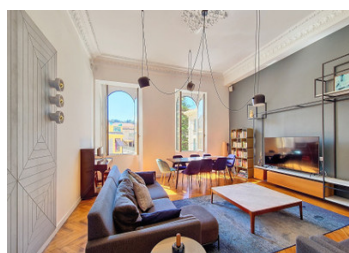
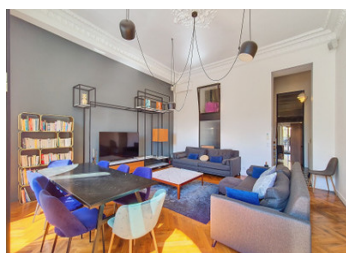
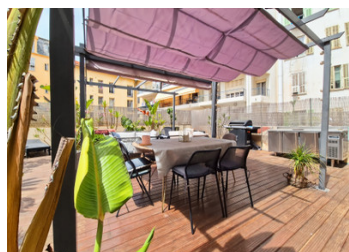


Exceptional 2-Bedrooms Apartment with 160 m Terrace – Heart of Nice, Masséna District



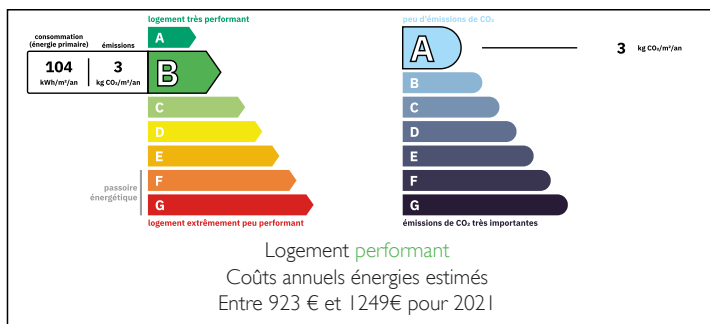
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	138.68 m2
Outside Space:	162 m2

IN BRIEF

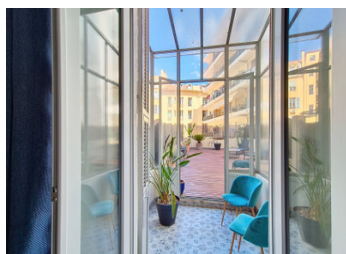
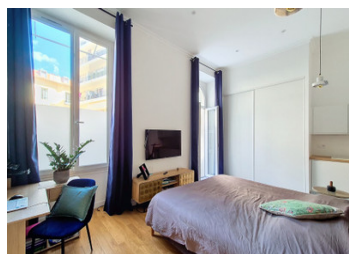
Located in the heart of Nice, just steps from the Promenade des Anglais and the Coulée Verte, this rare and elegant 3-room apartment offers 138 m² of living space and a truly exceptional 160 m² terrace. Renovated by two local architects and featured in Elle Décoration, it perfectly blends preserved period charm—herringbone parquet, cornices, 3.5m ceilings—with sleek, modern finishes. The layout includes a spacious living room with open views, a fully equipped contemporary kitchen, two master bedrooms (one with private suite and veranda), and a mezzanine level offering two flexible spaces ideal for office, playroom, or guest area. The oversized terrace provides a peaceful, sun-soaked escape right in the city center. Located in a bourgeois building with a lift, this property is close to all amenities, schools, and transport links. A rare opportunity to enjoy luxury outdoor living...

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 is a truly rare opportunity to own an architect-renovated apartment in the very heart of Nice's vibrant city centre, just steps from the Promenade des Anglais and the lush Coulée Verte. Situated in a classic bourgeois building with elevator access, this exceptional 3-room property offers 138 m² of interior space, full of character and charm, and opens onto an extraordinary 160 m² terrace — a true rarity for this area.

Designed by two renowned Niçois architects and featured in Elle Décoration, the apartment skillfully blends the timeless elegance of preserved bourgeois features (parquet flooring in herringbone pattern, cornices, ceiling height of 3.5 m) with high-end modern finishes, natural light, and outstanding functionality.

The Layout

Upon entering the apartment (13.71 m²), you're welcomed by elegant custom storage and a guest WC (1.15 m²). The main living space (34.15 m²) is bathed in light and offers beautiful open views onto the Château hill and surrounding architecture. The independent kitchen (11.15 m²) is fully equipped in a contemporary style and opens directly onto the main terrace of 104.84 m² — a tranquil and sun-filled outdoor living space rarely found in central Nice.

The sleeping quarters consist of two generous bedrooms:

- Bedroom 1 (13.56 m²) and
- A luxurious master suite (26.30 m²), complete with private bathroom (3.91 m²), walk-in dressing area, and direct access to a second terrace of 54.28 m². This suite also connects to a veranda (4.56 m²), currently set up as an independent studio nook.

A stylish shower room...

LOCAL TAXES

Taxe habitation: EUR

NOTES