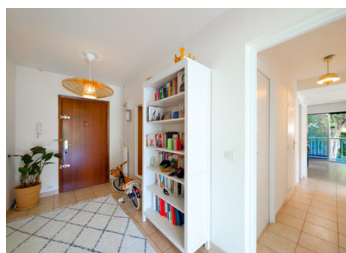


Bright 2-Bedroom Apartment with Flexible Layout in Nice's West – Pool, Amenities & Parking



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	76.47 m2
Plot Size:	0 m2



IN BRIEF

Charming 2-bedroom apartment in the residential western part of Nice, located in a secure condominium with fantastic amenities.

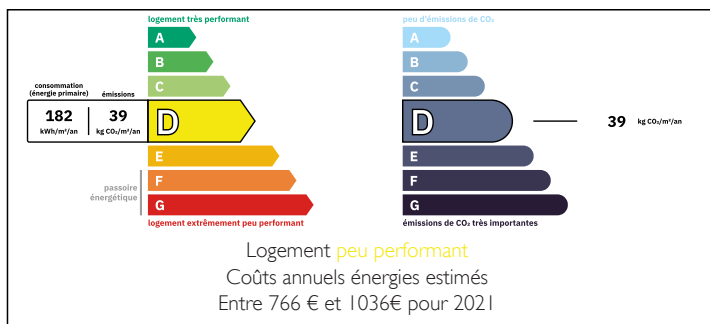
This bright, south-facing 2-bedroom apartment offers a flexible layout in which one of the bedrooms can easily be added to the living area with a retractable separation wall.

Features include an office corner, two dressings, a separate toilet, a bathroom, and a spacious kitchen.

The highlights of the condominium include the luxury of a spacious swimming pool, lush green areas, a playground, central heating as well as several shops for the daily needs.

A basement cellar for extra storage is included in the price. A parking spot within the condominium can be rented for 25 euros/month. A bus stop is in 50m

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.



LOCAL TAXES

Taxe foncière: 1250 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

OVERVIEW:

Nestled in the western part of Nice, this elegant 76 m² apartment is a rare opportunity combining comfort, convenience, and value. Located on an elevated ground floor of a secure, well-maintained residence with elevator and dedicated caretaker this bright and versatile home offers a lifestyle of ease and tranquillity.

Bathed in natural light thanks to its southern exposure, the apartment features a spacious living area that can be easily reconfigured into a second bedroom using a flexible separation wall—perfect for adapting the space to your needs. Highlights include an inviting office corner, two generous dressing rooms (which can be combined for even more storage), a separate toilet, a well-appointed bathroom, and a large, functional kitchen.

The residence itself is designed for quality living, offering beautifully landscaped green spaces, a swimming pool, and a playground—creating a serene environment for families and professionals alike. Additional conveniences include a private cellar and the option to rent a parking space for just €25/month.

Whether you're seeking a permanent residence or a refined second home in the South of France, this apartment presents an exceptional price-to-quality ratio that's increasingly rare in today's market.

THE LAYOUT:

The apartment is located within a 12-storey building equipped with two elevators and accessible to people with reduced mobility. Access to the apartment is through the elevated ground floor, while all rooms with windows are positioned on the first floor facing south, offering privacy and enhanced natural light.

The apartment includes:

- A spacious entrance hall with storage space