

## Elegant Apartment in the Heart of Nîmes with Courtyard - Ideal for Residential, Office, or Mixed Use



## INFORMATION

Town:	Nîmes
Department:	Gard
Bed:	2
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Leggett International – Karen Stride presents this elegant apartment, ideally located at a prestigious address in the very centre of Nîmes - this exceptional (T4) apartment offers both timeless elegance and remarkable flexibility - 140 m<sup>2</sup> of elegant, flexible space on the first floor of a classic 1900s building. Whether you're seeking a refined private residence, a high-end professional space, or a combination of both, this rare property adapts beautifully to your needs.

### Key Features:

- 140 m<sup>2</sup> of bright, adaptable space
- First floor of a distinguished building
- Three rooms with double doors, ornate wrought iron railings
- Leafy boulevard views
- High ceilings, period architectural features, and excellent natural light
- Private open-air interior courtyard with timber

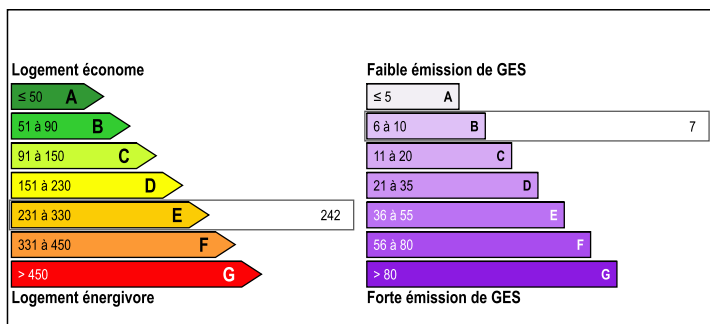
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

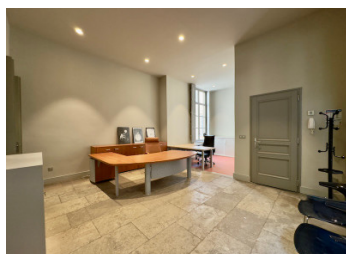
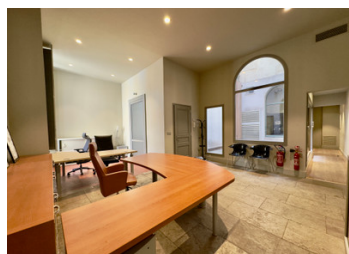
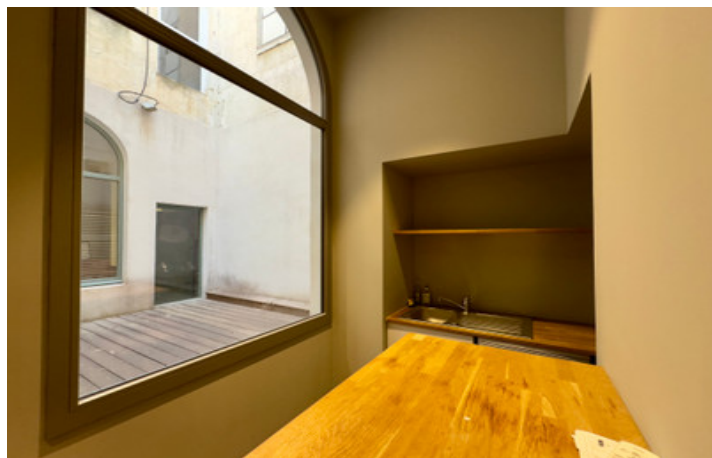
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

### Contact us...



## ENERGY - DPE





## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Ideally situated at a prestigious address in the very heart of Nîmes, this exceptional T4 apartment offers 140 m<sup>2</sup> of beautifully appointed, flexible space on the first floor, reached by a wide and graceful staircase in a distinguished building dating from the 1900s. It combines timeless elegance, classic architectural features, and rare outdoor space — perfectly suited for a refined private residence, a prestigious professional office, or a hybrid live-work environment.

The apartment boasts soaring ceilings, ornate mouldings, marble fireplaces and tall windows that fill the interior with natural light. Three principal rooms open onto the boulevard through double doors, each adorned with decorative wrought iron “garde-corps” railings, framing charming views of mature plane trees — a serene, almost Parisian atmosphere at the heart of the city. An additional large, light-filled room facing the courtyard offers flexible use as a stylish living room or a welcoming professional reception area.

The layout includes a spacious reception area, three versatile rooms (ideal as bedrooms, consulting rooms, or offices), a kitchen, and a modern shower room. Previously used as office space, the apartment is presented as a blank canvas, offering exceptional flexibility for configuration and design.

A unique highlight is the private interior courtyard, accessed directly from within the apartment. With timber decking and open to the sky, this peaceful, light-filled outdoor retreat, is perfect for al fresco lunches, informal meetings, or simply enjoying the southern sun in complete privacy — a rare feature for a property in this location.

Some...