

Nice Bas Cimiez - Le Majestic. Prestigious 2 bedrooms apartment with panoramic views of the sea and city.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	242 m2
Outside Space:	5 m2

## IN BRIEF

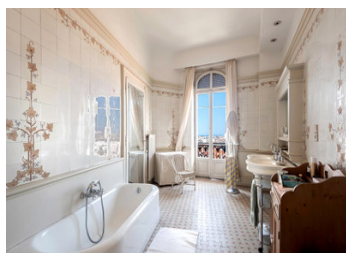
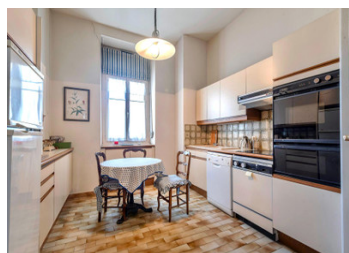
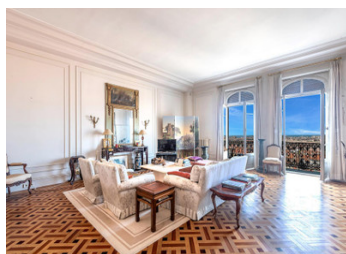
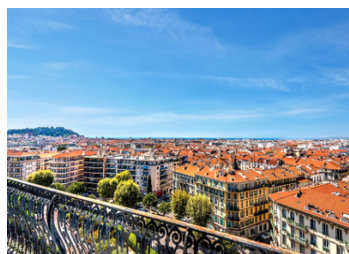
### NICE – BAS CIMIEZ

In one of the most iconic Belle Époque palaces in Nice, Le Majestic, we are pleased to present this stunning 242 m<sup>2</sup>, full of character and ready to be updated to your taste.

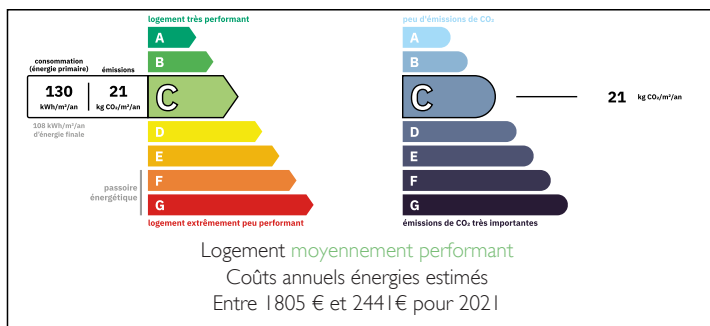
You'll be charmed by the timeless elegance of this bourgeois property: ornate moldings, solid wood flooring, and a fireplace. The grand entrance leads into a bright 50 m<sup>2</sup> living room, opening onto a balcony with panoramic city views and the sea as a backdrop.

The 43 m<sup>2</sup> dining room features a bow window offering direct sea views and ample natural light. The separate kitchen is well-appointed and practical.

Currently configured with two en-suite bedrooms, including an impressive 38 m<sup>2</sup> master bedroom with sea view, the apartment also includes a bathroom with toilet, a shower room with toilet, a walk-in wardrobe, laundry room, utility room,...

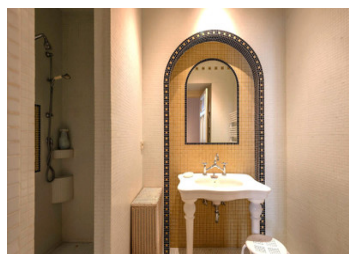


## ENERGY - DPE



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:	4000 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### NICE – BAS CIMIEZ / LE MAJESTIC

In one of the most iconic Belle Époque palaces in Nice, Le Majestic, we are pleased to present this stunning 242 m<sup>2</sup> dual-aspect apartment, full of character and ready to be updated to your taste. You'll be charmed by the timeless elegance of this bourgeois property: ornate moldings, solid wood flooring, and a fireplace. The grand entrance leads into a bright 50 m<sup>2</sup> living room, opening onto a balcony with panoramic city views and the sea as a backdrop.

The 43 m<sup>2</sup> dining room features a bow window offering direct sea views and ample natural light. The separate kitchen is well-appointed and practical.

Currently configured with two en-suite bedrooms, including an impressive 38 m<sup>2</sup> master bedroom with sea view, the apartment also includes a bathroom with toilet, a shower room with toilet, a walk-in wardrobe, laundry room, utility room, and a separate guest toilet.

There is potential to create two additional en-suite bedrooms, depending on your needs.

A cellar is included.

Floor plan for 4 or 5 bedrooms available upon request.

Option to acquire a private parking space.

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Co-owned building of 1 units

Provisional annual charges: 9000€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>