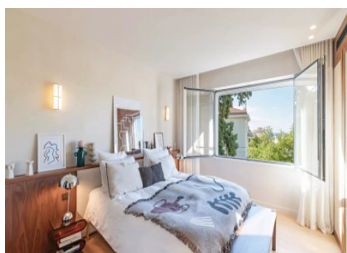


Rare, renovated 3-bedrooms apartment of 120m² with roof terrace, on the top floor, located in Nice Le Port.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	120 m ²
Outside Space:	52 m ²

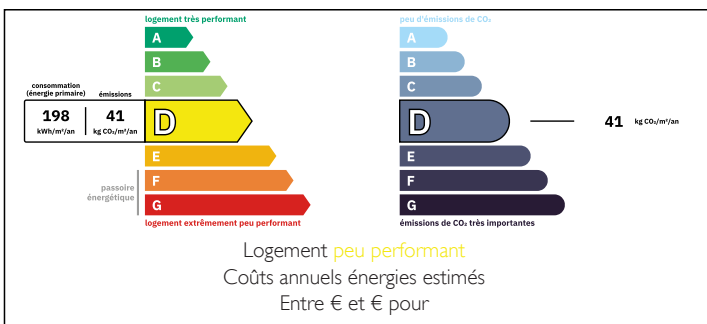
IN BRIEF

Located in the lively Port district of Nice, this bright 3-bedrooms apartment measures 120m² + 50m² terrace Nice - Le Port

Just a few meters from Port Lympia access tramway, on the sought-after Avenue du Capitaine Scott (a quiet cul-de-sac). A rare family apartment, occupying the entire top floor of a small co-owned building with 3 apartments, no elevator, and featuring a 52m² open-air terrace.

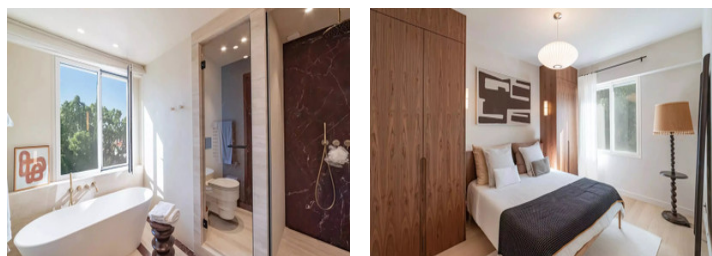
This renovated 120m² apartment comprises a large living room, opening onto the kitchen and leading to the sublime terrace of over 50m² with a barbecue/plancha area, unobstructed views and a glimpse of the sea, a pantry/utility room, a master bedroom with en-suite bathroom (bath, shower, and toilet), an en-suite bedroom (shower room), and a bedroom or office with storage space, a guest toilet, and an air-conditioned gym.

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: 1876 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Overview

Located in the heart of Nice's dynamic Port district, this 4-room apartment has been carefully renovated by an architect in a modern, minimalist style, combining natural materials such as solid travertine for the fireplace and kitchen, marble in the bathrooms, and real wood for the storage and walk-in closets.

It offers the perfect balance between comfort and modern living. Located on the top floor of a secure building without an elevator, owned by a small co-ownership association.

It offers 120 m² of well-designed living space, of well-designed living space and a huge terrace with sea views.

The layout:

The apartment has 3 spacious bedrooms, one with an en-suite bathroom, shower, and toilet, the second with an en-suite shower room, and the third with storage space. There is also a guest toilet. The apartment is bathed in light and completely peaceful. It also has a large living room, which opens onto the kitchen and leads to the sublime terrace of over 50m² with a barbecue/plancha area, offering unobstructed views and a glimpse of the sea, which is one of the advantages of its south/west exposure. A pantry/utility room creates a warm space for everyday life and entertaining.

A private garage, underground parking, a gym, and a vegetable garden.

A secure apartment with a reinforced door and alarm.

With electric heating, air conditioning, and double glazing, the apartment guarantees optimal comfort all year round.

This exceptional residence is ideally located near the port, tram stops, schools, shops, and the magnificent beaches...