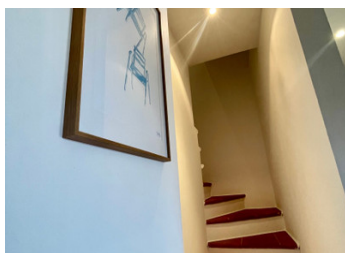
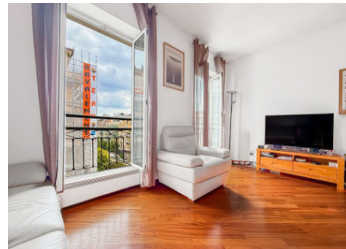


Rare, bright, top-floor, 2-bedrooms duplex flat in the heart of Nice, with an exceptional location.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	52 m ²
Plot Size:	0 m ²



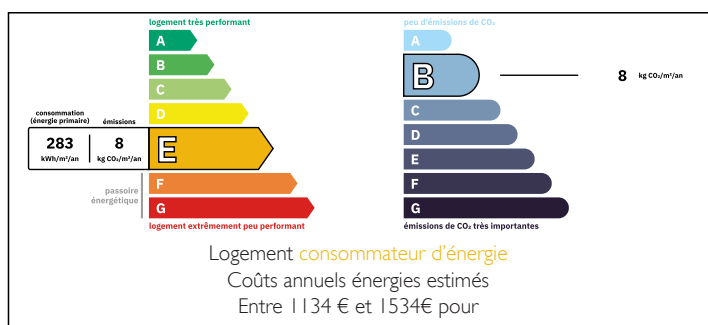
IN BRIEF

In the heart of Nice, a stone's throw from Place Masséna and the Promenade des Anglais, discover this superb 2-bedrooms duplex nestled on the top floor of a well-maintained condominium.

Rare on the market, this apartment charms with its unique character and exceptional location. With 72 m² of living space (52 m² Carrez), it offers an ideal layout: a light-filled living room, a functional kitchen, two comfortable bedrooms, and two bathrooms with toilets.

The beautiful exposure ensures optimal light throughout the day, while the unobstructed view brings a real feeling of space and tranquility in the heart of the city. The apartment is in excellent condition, equipped with double glazing, individual heating and hot water, and benefits from an elevator.

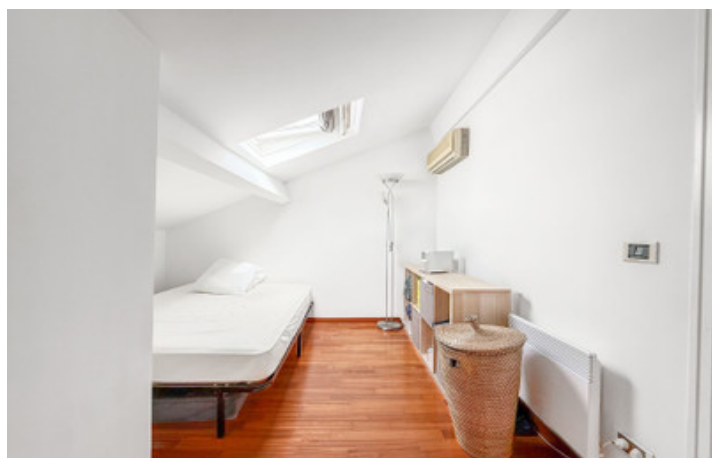
ENERGY - DPE



Its strategic location between Rue Pastorelli and

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 habitation: EUR

NOTES

DESCRIPTION

Overview:

In the vibrant center of Nice, a few steps from Place Masséna and the Promenade des Anglais, stands a rare and precious duplex flat on the top floor of an intimate and well-maintained condominium. With 72 m² of living space (52 m² according to the Carrez law), it embodies the perfect combination of refinement, comfort, and Mediterranean lifestyle.

This property immediately charms with its bright atmosphere: bathed in sunlight from morning to night, it offers natural light that envelops each space and highlights its elegant architecture. The unobstructed view, with no buildings opposite, provides a rare feeling of freedom in the heart of the city.

Layout:

This three-bedroom duplex apartment boasts a perfectly designed layout. The first level opens onto a cozy and welcoming living room, the true heart of the apartment, ideal for entertaining or relaxing. Its exceptional brightness and balanced proportions create an atmosphere that is both warm and sophisticated.

The adjoining kitchen, functional and elegant, blends harmoniously into this living space, combining aesthetics and practicality for everyday living.

Upstairs, two comfortable bedrooms with two shower rooms, each equipped with a toilet, complete the layout and meet the most demanding expectations.

The apartment is in good condition and features double glazing, individual heating and hot water, and the rare comfort of an elevator. Versatile, it is equally suited as a primary residence, an elegant pied-à-terre, or a rental investment.

Neighborhood:

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