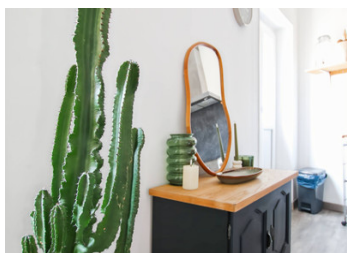


A charming, bright, 40m two-room apartment on the top floor in the Bonaparte district.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	40 m2
Plot Size:	0 m2

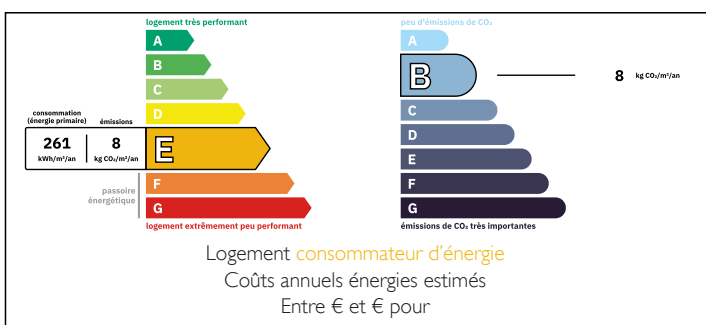
## IN BRIEF

In the lively Port Nice neighborhood, at the gateway to the Petit Marais Niçois, discover this 40 m² 1-bedroom apartment on the top floor. Offering dual east/west exposure, it charms with its brightness and functional layout: living room with open-plan fitted kitchen and central island on the west side, bedroom opening onto a balcony on the east side, bathroom with toilet.

In excellent condition, it has PVC double glazing, shutters, and individual electric heating with a boiler for hot water. The property also includes a cellar on the ground floor.

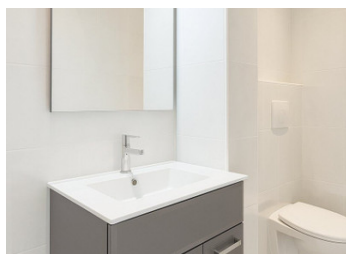
Ideally located between Place du Pin and Place Garibaldi, in the heart of a sought-after area with shops, schools, parking, and transportation nearby, this apartment is an ideal pied-à-terre or a sound investment in a rapidly developing neighborhood.

## 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:	766 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### OVERVIEW

In the heart of the Bonaparte district, nicknamed the "little Marais Niçois," lies this charming 40 m<sup>2</sup> two-room apartment on the top floor of a typical Nice building. Facing east/west, it enjoys exceptional light at all hours of the day and pleasant air circulation. Its impeccable condition makes it ready to move into, requiring no work, which will appeal to both first-time buyers and investors looking to take advantage of the neighborhood's dynamism.

### LAYOUT

The apartment stands out for its intelligent use of space.

As soon as you enter, the living area immediately strikes you as a truly convivial space: a bright west-facing living room opens onto an open-plan kitchen with a central island, ideal for cooking and entertaining with ease.

On the opposite side, facing east, the bedroom offers a relaxing space, extended by a sunny 1.5 m<sup>2</sup> balcony, perfect for enjoying a morning coffee or reading outdoors.

The modern bathroom includes a toilet and shower, designed with functionality and contemporary style in mind. When it comes to comfort, nothing has been left to chance: PVC joinery, double glazing, shutters, individual electric convector heating, and a boiler for hot water ensure high-quality insulation and thermal comfort.

Finally, a beautiful cellar on the ground floor completes the property and offers valuable storage space in the city center.

### THE NEIGHBORHOOD

The property enjoys an exceptional location in one