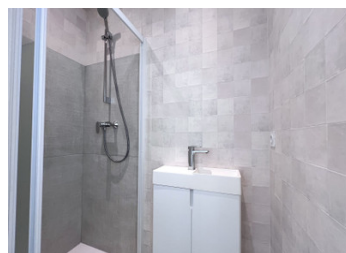
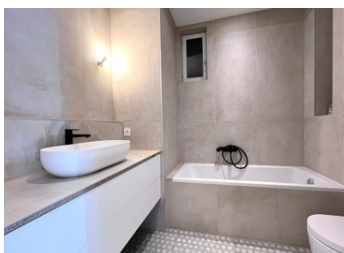


NICE MUSICIENS, Apartment on 2nd floor, 5 room, 4 beds 100m . High ceilings 3m. Art Deco building.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	100 m2
Plot Size:	0 m2



IN BRIEF

Located in the sought-after Musiciens district, just a few minutes from the city centre, Boulevard Victor Hugo, the Promenade des Anglais and its beaches, restaurants and nightlife.

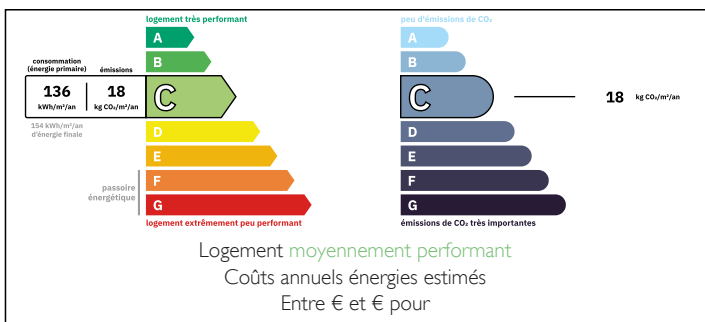
Easy access also to Tram line 2 (airport and city centre)

This apartment enjoys an exceptional location.

A move-in-ready property, combining charm, comfort, and a prime location, in a magnificent Art Deco building.

Easy access to Tram line and airport.

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.



DESCRIPTION

On the second floor with elevator of La Pergola, an Art Deco building unique for the richness of its materials, colours, and techniques, this apartment is located in one of the last buildings in Nice to be entirely painted with frescoes.

The only apartment on its landing, this spacious, fully renovated 4/5-room dual-aspect apartment offers a comfortable living environment. It comprises an entrance hall, a double living room with high ceilings, and a fully fitted and equipped open-plan kitchen opening onto balconies. The sleeping area includes four bedrooms, a bathroom with toilet, a shower room with sink, and a second separate toilet, ensuring optimal comfort.

In perfect condition, this apartment stands out for its generous proportions, elegant parquet flooring, high ceilings, and characterful features that make it a unique living space. It also benefits from air conditioning, double glazing, and comes with a cellar.

Property subject to co-ownership status - Number of residential units: 25 - Annual charges: €2,649 (including heating, cold water, elevator, and maintenance and cleaning of common areas) - Fees payable by the buyer included in the price.

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

LOCAL TAXES

Taxe foncière: 1908 EUR

Taxe habitation: EUR

NOTES