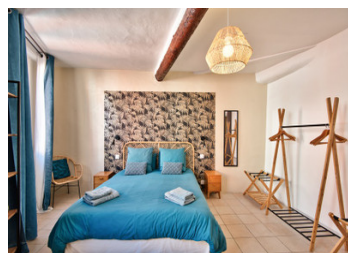


Old Nice, magnificent, fully renovated 4-bedrooms apartment, 83 m on the 4th floor, bright, near to the sea



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	84 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

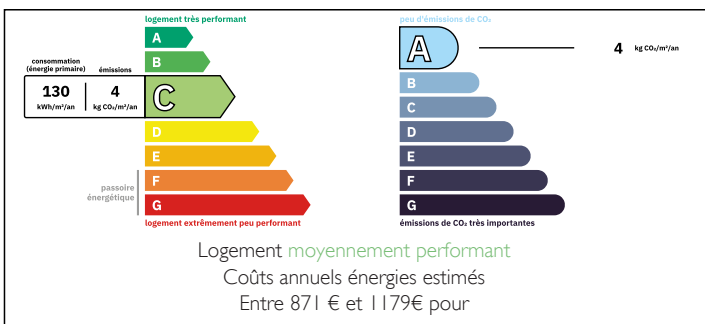
## IN BRIEF

In the heart of Old Nice, just 3 minutes from the sea and Cours Saleya, this splendid, fully renovated 4-bedrooms apartment offers 83 m<sup>2</sup> of living space on the 4th floor of a beautiful Nice building with well-maintained common areas.

It comprises a large, light-filled living room, a modern and functional fitted kitchen, three bedrooms, two of which are charming attic rooms, and two elegant bathrooms with shower, sink, and toilet. The apartment has reversible air conditioning and is remarkably quiet, despite being located in the heart of bustling Nice.

Fully furnished and ready to move into, it is a rare opportunity, ideal as a primary residence, a pied-à-terre, or a high-end rental investment. A sought-after address, combining authentic character and contemporary comfort.

## 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

### Overview

Located in Old Nice, an iconic neighbourhood steeped in history, this carefully renovated 83 m<sup>2</sup> apartment perfectly illustrates the combination of authenticity and modernity. Situated on the 4th floor of a Nice building with well-maintained common areas, it offers a unique living environment, just a few minutes from the beaches and lively streets.

A true Mediterranean cocoon, it charms with its brightness, tranquillity, and high-quality amenities.

### Layout

The apartment opens onto a spacious and welcoming living room, bathed in light, which sets the tone for an elegant and warm interior.

The fully equipped kitchen combines modernity and practicality.

The sleeping area comprises three comfortable bedrooms, two of which are attic rooms, offering unique charm and a cosy atmosphere.

Two modern bathrooms with shower, sink, and toilet ensure comfort and functionality.

Reversible air conditioning, tastefully chosen furniture, and complete renovation complete this property.

Ready to move in, the property is ready to welcome its new occupants, whether for living or for a high-end rental project.

### Neighbourhood

Old Nice, with its colourful facades, picturesque alleys, and lively markets, embodies the Nice way of life.

The apartment enjoys a privileged location, just 3 minutes from the beach, the Cours Saleya market and its cafés, restaurants and local shops. Despite its

## LOCAL TAXES

Taxe foncière: 1060 EUR

Taxe habitation: EUR

## NOTES