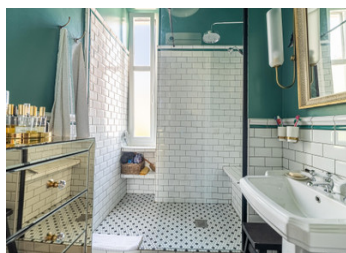
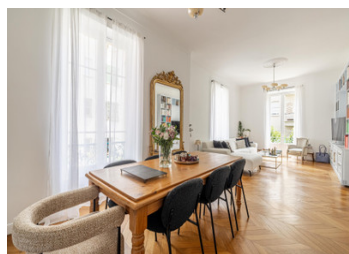


## Belle Époque Elegance: Sunlit Duplex with 35m Terrace in Libération



## INFORMATION

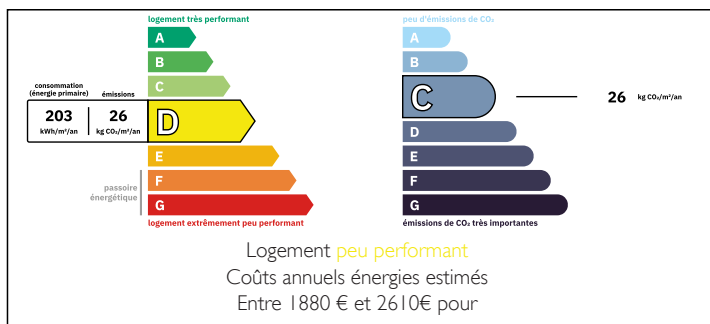
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	96.07 m2
Outside Space:	35 m2



## IN BRIEF

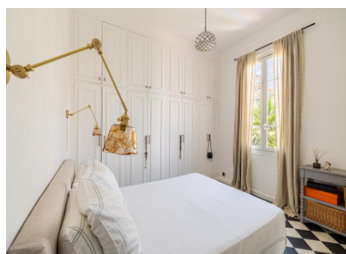
Discover refined living in this exceptional duplex apartment, nestled within a beautiful Belle Époque building. Occupying the first and top floors, this quiet residence is bathed in natural light, offering a serene retreat with all the charm of the past combined with modern sophistication. The apartment features a magnificent 40m<sup>2</sup> living space, integrating a fully equipped kitchen and flowing onto a private balcony. Large windows flood the room with natural light, while high ceilings and elegant oak parquet flooring create an airy, welcoming atmosphere. The first level features a generous 13m<sup>2</sup> bedroom with fitted closet, a bright shower room with window, and a separate toilet. Ascend to the upper level to discover a 21m<sup>2</sup> bedroom, opening directly onto a 35m<sup>2</sup> open-air terrace. Air conditioning throughout ensures year-round comfort. This turnkey apartment has been renovated to the highest...

## 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

Situated in the vibrant Libération neighborhood, this property places you at the heart of authentic Niçois life. Known for its Belle Époque architecture and local character, Libération offers residents an enviable lifestyle just north of the city center. The apartment is ideally positioned just a 5-minute walk from Tram Line 1, providing direct connections to Nice's city center and key destinations throughout the metropolitan area. The celebrated Libération Market is a leisurely 10-minute stroll away, where locals gather to source fresh regional specialties, seasonal produce, and artisanal goods at Place du Général de Gaulle.

The neighborhood's focal point, the iconic Gare du Sud with its distinctive Eiffel-inspired glass roofs, now houses a cultural center, library, and array of gourmet shops and restaurants. The property provides excellent connectivity for travelers, located just 8.5km from Nice Côte d'Azur International Airport - 20-25 minute drive or 40-45 minutes via public transport. This exceptional location combines the tranquility of residential Nice with effortless access to the Promenade des Anglais, the beaches of the Baie des Anges, and all the French Riviera has to offer.

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Co-owned building of 36 units  
Provisional annual charges: 4484€

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

## LOCAL TAXES

**Taxe foncière: 1 600 EUR**

**Taxe habitation: EUR**

## NOTES