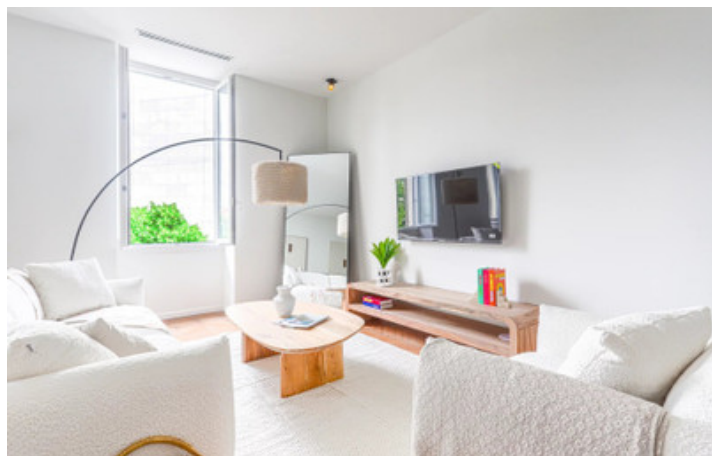
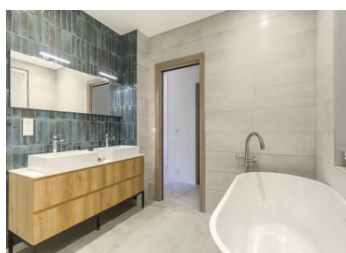
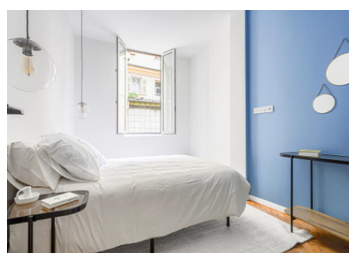
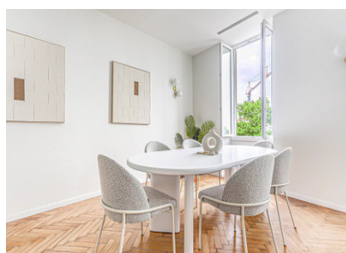
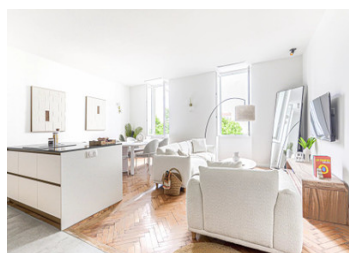
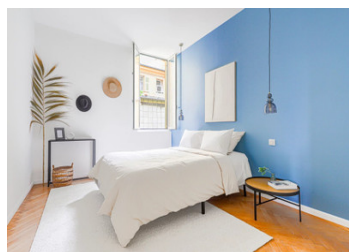


Place Garibaldi Gem: Luxuriously Renovated 2-Bedroom Apartment in Nice's Historic City Center



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	87 m2
Plot Size:	0 m2

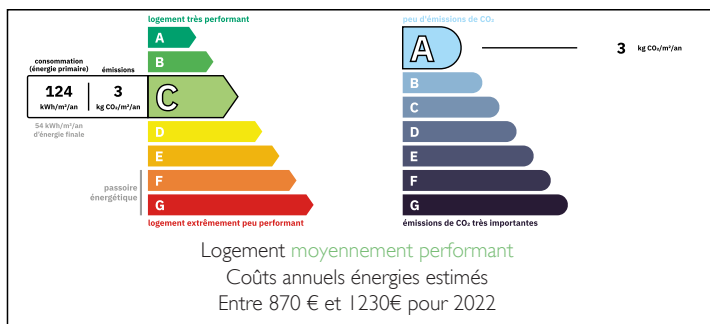


IN BRIEF

Discover refined living in one of Nice's most distinguished addresses, where historic prestige meets contemporary sophistication.

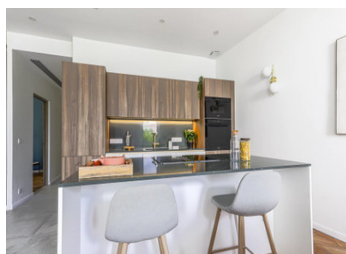
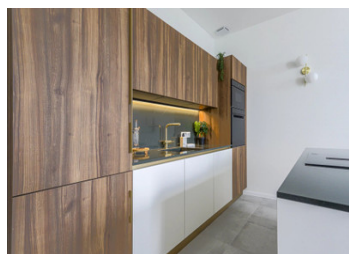
This exceptional 87m² apartment has been meticulously renovated to create a stunning modern residence within a prestigious Place Garibaldi building. The generous open-plan living area seamlessly integrates with a fully equipped kitchen featuring an elegant American-style island, perfect for both everyday living and entertaining. High-quality materials and stylish fixtures throughout reflect superior craftsmanship and attention to detail. Two beautifully appointed bedrooms provide comfortable private retreats, complemented by a modern bathroom finished to exacting standards. Double-glazed windows ensure tranquility, while air conditioning maintains ideal comfort year-round. Every element has been carefully considered to deliver a turnkey property of exceptional quality.

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

Positioned on the iconic Place Garibaldi, this apartment places you at the crossroads of Nice's rich heritage and vibrant contemporary lifestyle. This magnificent square, with its distinctive yellow and red ochre architecture, serves as the gateway to Vieux Nice's charming, narrow streets, artisan boutiques, and authentic Niçoise restaurants. The nearby Coulée Verte park offers a verdant escape for morning jogs or leisurely strolls, while the celebrated Nice Opera and theatre district lie just moments away. The location provides exceptional connectivity with the Nice tram line 1 stopping directly at Place Garibaldi, offering seamless access across the city. Multiple bus lines serve the area, and Nice Côte d'Azur International Airport is a convenient 7km away. This prestigious address delivers the perfect balance of historic charm, cultural richness, and modern urban convenience.

Co-owned building of 75 units
Provisional annual charges: 3459€

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

LOCAL TAXES

Taxe habitation: EUR

NOTES