

3-room apartment on the 2nd floor (of 3), 97m + 76m terraces. 3 bedrooms, 2 baths, outside parking + cellar.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	97 m2
Outside Space:	76 m2

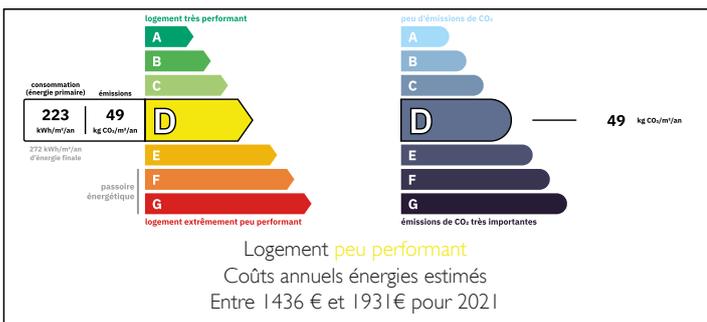


## IN BRIEF

“Le Mirage” (The Mirage) is aptly named, as the view from the terrace of this beautiful bourgeois palace offers a breathtaking, dreamlike panorama! This residence is the brainchild of Lyon architect Claude-Marie Gaillard in 1930. Part of Nice's cultural heritage, it embodies the transition between the “Belle Époque villa style of the 1900s” and the arrival of Art Modern styles.

In the heart of this exceptional residence, a stone's throw from the city center, we are offering a unique property with a terrace of nearly 80 m<sup>2</sup>. It is a true open-air space overlooking the city and the Mediterranean, where every moment of the day is a spectacle. On the second floor of this mansion, this apartment offers a unique and prestigious living environment that combines old-world charm with spacious rooms and contemporary comfort. The residence benefits from reserved parking...

## ENERGY - DPE



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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

The character of the front door is just the beginning of a wonderful discovery! It opens onto a spacious 39 m<sup>2</sup> living room with a fitted kitchen, bathed in light thanks to its many windows, which lead to a huge terrace where the magic begins and dreams become reality!

But everyday life also includes 2 bedrooms, 1 shower room, 1 bathroom, 1 dressing room, and a laundry room off the kitchen.

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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 habitation: EUR

## NOTES