

Central Nice Studio Apartment Located Steps from Avenue Jean Médecin



INFORMATION

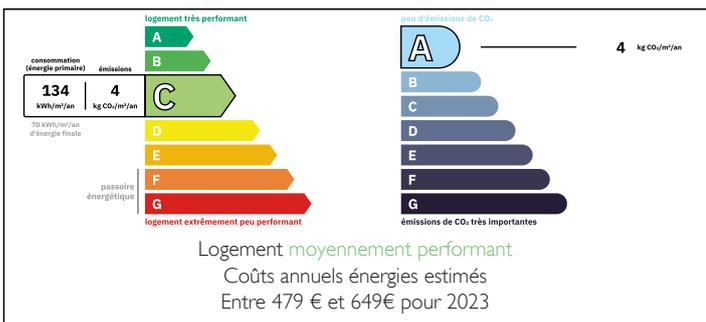
Town:	Nice
Department:	Alpes-Maritimes
Bed:	0
Bath:	1
Floor:	30 m2
Plot Size:	0 m2



IN BRIEF

This 30m² studio apartment presents an outstanding opportunity for buyers looking to capitalize on one of the French Riviera's most sought after locations. Situated in the heart of Nice's city center, steps from Avenue Jean Médecin, this apartment is perfectly positioned for both residents and short-term guests.

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

The functional layout features a Murphy bed system with integrated storage, maximizing the living space. The apartment includes a partially equipped kitchen with stove top and extractor hood, plus a full bathroom with toilet and bidet. Renovations would unlock this apartments true potential.

Situated on Boulevard Dubouchage, this property places you mere steps from Avenue Jean Médecin, Nice's premier shopping boulevard. The neighborhood offers an abundance of cafés, restaurants, boutiques, and essential services, all within immediate walking distance. Cultural attractions, including museums, galleries, and Vieux Nice, are easily reached on foot. The famous Promenade des Anglais is less than 1km away, offering residents and guests stunning coastal walks and beach access.

Excellent transport connectivity is assured with Tram Line 1 just moments away, providing seamless access to the entire city. Nice International Airport is conveniently located just 9km away and is easily accessible via the tram system, making this property particularly attractive for international visitors and holiday rental guests.

Co-owned building of 1 units
Provisional annual charges: 771.64€

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

LOCAL TAXES

Taxe foncière: 922 EUR

Taxe habitation: EUR

NOTES