

Bright 51m one-bedroom apartment with balcony, just a stone's throw from the Promenade des Anglais in Nice



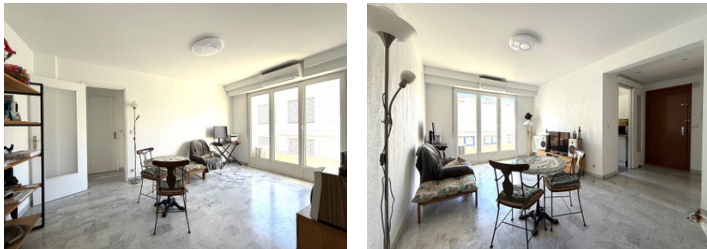
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	51 m2
Plot Size:	0 m2



IN BRIEF

Just a few steps from the famous Promenade des Anglais, discover this charming 51 m² one-bedroom apartment, located on the 2nd floor with elevator of a well-maintained building.



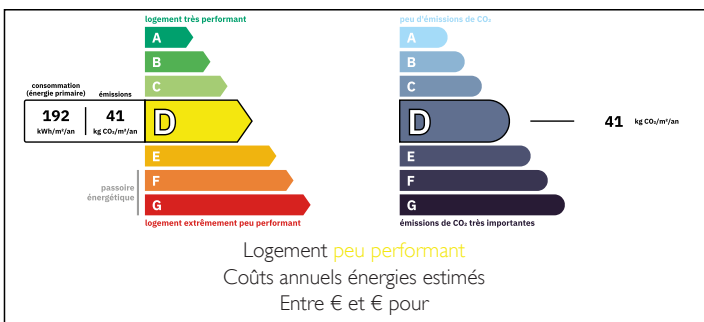
Facing east/west, it enjoys beautiful light throughout the day while offering a quiet environment in the heart of the city.



It comprises an entrance hall with cupboard, a spacious 24 m² living room opening onto a 4 m² balcony, a separate fitted kitchen with access to the balcony, a beautiful bedroom with storage space, a shower room with window, and a separate toilet also with a window.

A cellar in the basement completes this property.

ENERGY - DPE



Close to beaches, shops, transportation, and parking, this apartment is ideal as a primary residence, pied-à-terre, or rental investment.

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 just a few meters from the coastline and the Promenade des Anglais, this 47 m² Carrez (51 m² living space) one-bedroom apartment offers a sought-after living environment, combining urban comfort and immediate proximity to the sea.

Located on the 2nd floor of a 7-story building with an elevator, it charms with its east/west layout, ensuring constant natural light and pleasant ventilation.

The apartment is in an urban environment while remaining quiet, a rare balance in this sought-after area. It is in good overall condition, allowing for immediate occupancy without major work.

Layout

The layout is functional and well thought out, optimizing every square meter.

-Entrance hall with built-in closet

-Spacious, bright 24 m² living room opening onto a balcony

-4 m² balcony, accessible from the living room and kitchen

-Separate kitchen, fully equipped with appliances

-Comfortable bedroom with a second closet

-Shower room with window, providing natural light and ventilation

-Separate toilet, also with window

The apartment has some great features: PVC window frames, partial double glazing, manual roller shutters, air conditioning, communal heating via radiators, and communal gas hot water.

LOCAL TAXES

Taxe foncière: 1157 EUR

Taxe habitation: EUR

NOTES