

Top-Floor Corner 2-Bed Apartment in Nice West – Quiet Location, 2 Balconies, Private Parking, Near Tram



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	62 m2
Outside Space:	22 m2

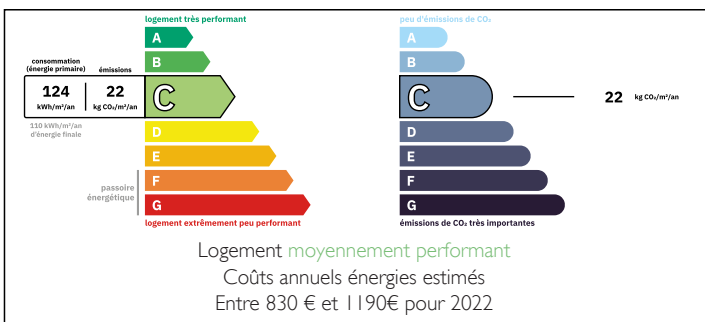
IN BRIEF

Located in the residential district of Nice West – near the rapidly developing Ecovalley, this top-floor corner apartment offers a peaceful living environment while remaining well connected. The Meridia tram station is just a 5-minute walk away, and a bus stop is located directly in front of the residence.

Situated in a well-maintained condominium built in the 1990s, the apartment benefits from ongoing exterior renovations that have already been fully paid for by the current owner.

The apartment features two bedrooms of 12m2 and 11m2, a bright living room opening onto two balconies/verandas, a semi-open kitchen, and a spacious bathroom with WC. Both bedrooms also access the balcony.

ENERGY - DPE



Additional features include individual gas heating and

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:

This charming top-floor corner apartment is located in Nice West (Nice Ouest), near the dynamic and increasingly sought-after Ecovalley district.

The property offers a combination of tranquility, natural light, and excellent connectivity. Positioned in a quiet setting within a well-maintained condominium built in the 1990s.

The residence is currently undergoing a full renovation of its exterior façades, which has already been entirely paid for by the current owner—an important advantage for the future buyer. Monthly condominium charges are approximately €160.

With the Meridia tram station only five minutes on foot and a bus stop directly outside the residence, the apartment provides easy and direct access to central Nice (app. 15 minutes), the airport (app. 7 minutes), and the surrounding districts.

LAYOUT:

The apartment is located on the top floor and benefits from a corner position, ensuring excellent natural light throughout the day. The entrance hall connects the different living spaces.

The interior living space of the apartment is 62,40m² (Loi Carrez) with an additional 22m² distributed over both balconies and verandas, featuring a total surface of app. 84m².

The living room opens onto two pleasant balconies/verandas, creating inviting outdoor areas ideal for relaxing or enjoying the Mediterranean climate. The semi-open kitchen integrates well with the living area and offers practical functionality.

The apartment includes two bedrooms, both with direct access to the balcony, enhancing the sense of space and indoor-outdoor living. A spacious bathroom with WC completes the layout.

LOCAL TAXES

Taxe foncière: 1361 EUR

Taxe habitation: EUR

NOTES