

Turn key renovated 3-bedrooms apartment in elegant bourgeois building near Promenade des Anglais



EXCLUSIVE

## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	0 m2

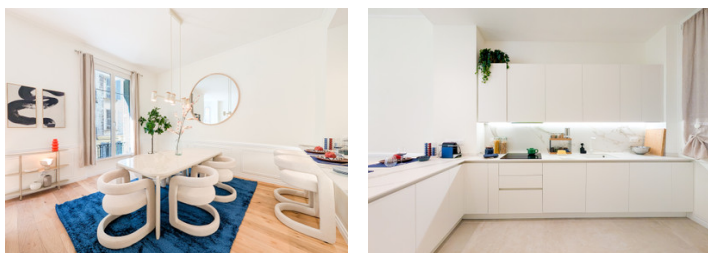


## IN BRIEF

Ideally located just moments from the Promenade des Anglais and the Alsace-Lorraine tramway, this superb 3-bedrooms apartment of 107m2 has been fully renovated and is situated on the 1st floor of a charming bourgeois building with elevator.



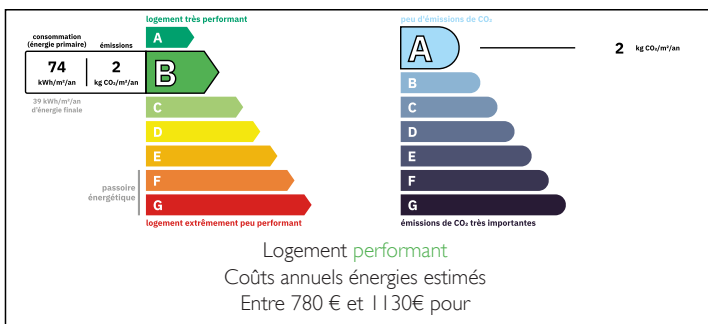
Quiet and dual-aspect, the property impresses with its exceptional volumes, around 3.5-meter high ceilings, and elegant bow window. It features a spacious living area with a fully equipped open-plan kitchen, three bedrooms including one with an en-suite shower room, a second shower room, and two separate toilets.



Set within a small co-ownership with low service charges, the façade renovation has already been paid. Ducted air conditioning and modern finishes ensure optimal comfort.

The apartment can also be purchased fully furnished (optional).

## 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

### Overview

A rare opportunity to acquire a fully renovated apartment awaiting its first owner after complete remodeling, ideally located at 19 Boulevard Gambetta in one of Nice's most sought-after central locations.

The apartment is situated on the first floor of a magnificent Parisian-style bourgeois building with elevator, within a small and private condominium comprising only ten residential units. The residence enjoys a prime position in the highly popular lower section of Boulevard Gambetta, recently pedestrianized and ideally located between the sea and the Alsace-Lorraine tram station, both reachable within a short walking distance. Although centrally located, the apartment overlooks the quiet side street André Poullain, ensuring a peaceful living environment.

### Layout

The property benefits from a harmonious cross-layout with a main west-facing exposure, providing beautiful natural light throughout the day. The heart of the apartment is an impressive living space of approximately 50 m<sup>2</sup>, combining entrance area, open-plan kitchen and living room into a bright and elegant reception area. The exceptional ceiling height of approximately 3.5 meters, preserved in most rooms, creates remarkable volumes and enhances the refined bourgeois character, while a beautiful bow window in the living room adds further charm and architectural elegance.

The apartment features three comfortable bedrooms measuring approximately 15 m<sup>2</sup>, 14 m<sup>2</sup> and 10.5 m<sup>2</sup>, including a master bedroom with its own integrated shower room. A second spacious shower room with Wc as well as an additional guest Wc complete the layout.

## LOCAL TAXES

Taxe foncière: 1 670 EUR

Taxe habitation: EUR

## NOTES