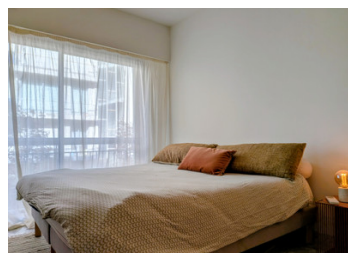
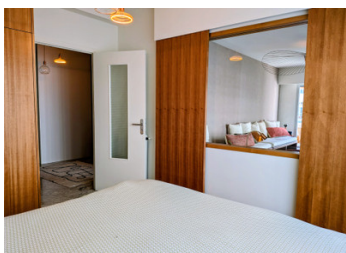


Stylish Turnkey Apartment in the Heart of Cimiez, Nice



INFORMATION

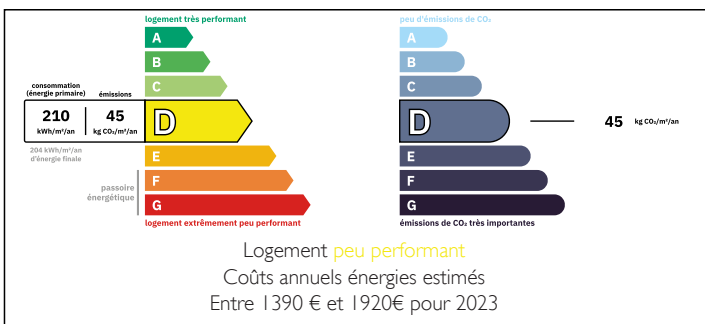
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	80 m2
Outside Space:	6 m2

IN BRIEF

Spanning 80m² across three well-proportioned rooms, this fully air-conditioned apartment has been decorated by an interior designer and is sold fully furnished — making it completely move-in ready.

The living room opens onto a south-facing terrace of 6m², perfect for enjoying the Mediterranean sunshine. The fully equipped kitchen is ready for immediate use, while both bedrooms feature built-in wardrobes providing ample storage. The bathroom includes both a bath and shower, complemented by a separate WC. Double-glazed windows with security shutters ensure a quiet and secure environment. Located in a well-maintained condominium on a quiet cul-de-sac, residents also benefit from an on-site concierge, a private garage, and a secure cellar for additional storage.

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

This stylish apartment is a rare turnkey opportunity in one of Nice's most sought-after neighborhoods, equally suited as a primary residence, second home, or investment property.

This 2-bedroom apartment spans 80m², with a south-facing terrace of 6m². Both bedrooms feature built-in wardrobes, the bathroom includes a bath and shower, and there is a separate WC. The kitchen is fully equipped. Double-glazed windows with security shutters ensure a quiet and secure environment. The condominium is well-maintained, sits on a quiet cul-de-sac, and benefits from an on-site concierge. A private garage and secured cellar are included.

Cimiez is one of Nice's most distinguished residential neighborhoods, known for its architecture, tree-lined boulevards, and calm atmosphere. The apartment is within a 10-minute walk of the Matisse Museum and the Jardin des Arènes de Cimiez, home to Roman ruins and rose gardens. The neighborhood is well served by bus routes connecting to Old Nice and the city center, and Nice Côte d'Azur International Airport is just a 15-minute drive away.

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

Property Layout:

Entrance: 9.93m²

Living Room: 24.68m²

Bedroom 1: 12.39m²

Hallway: 2.98m²

Bedroom 2: 14.30m²

Bathroom 1: 4.52m²

WC: 0.83m²

Kitchen: 9.88m²

Balcony: 6.26m²

Co-owned building of 30 units

Provisional annual charges: 4352€

NOTES