

Top floor apartment (5/5), 92m , 3 rooms, 2 bedrooms, 1 shower room, long balconies 6m . Cellar.



INFORMATION

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|----------------|-----------------|
| Town: | Nice |
| Department: | Alpes-Maritimes |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 92 m2 |
| Outside Space: | 6 m2 |

IN BRIEF

Top Floor in a Grand Mansion

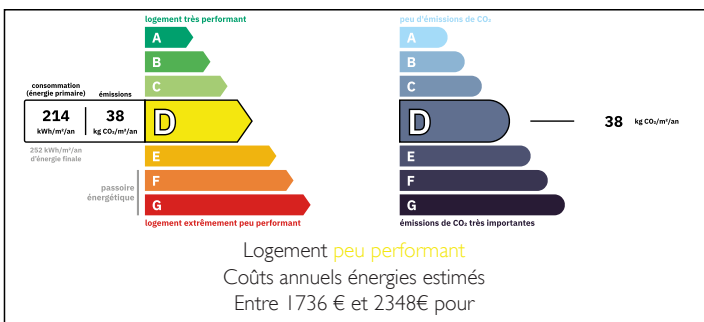
In one of Nice's most sought-after neighborhoods, in the heart of the prestigious Musicians' Quarter, discover this superb, charming 92 sq m apartment, located on the 5th and top floor of a magnificent grand mansion dating from 1912. Facing east and west, bathed in light throughout the day, it offers unobstructed views over the city rooftops and hills, creating an elegant and tranquil living environment. Remarkably well-preserved period features include:

Superb solid herringbone parquet flooring in perfect condition, original moldings, and generous ceiling heights.

Authentic charm enhanced by exemplary maintenance.

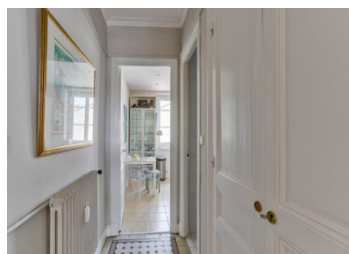
A large cellar completes this property.

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 apartment currently comprises 3 rooms (formerly 4 rooms):

A large entrance hall with its original cement tiles, a spacious living room with 2 marble fireplaces, opening onto a beautiful continuous balcony, a fully equipped separate kitchen, a first bedroom of 18.72 m² with a marble fireplace and balcony, a second bedroom of 13.64 m² with a fireplace opening onto the continuous balcony, a shower room and a separate toilet.

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

LOCAL TAXES

Taxe foncière: 1896 EUR

Taxe habitation: EUR

NOTES