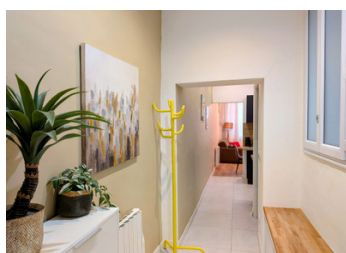
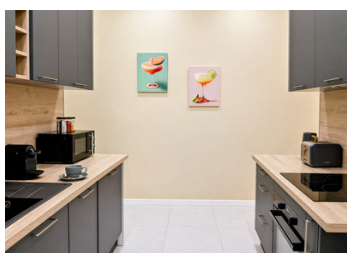
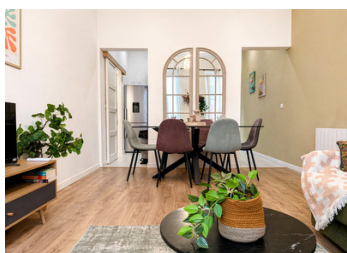


Stylish 2-Bedroom Renovated Apartment in the Heart of Old Town Nice

EXCLUSIVE



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	59 m2
Plot Size:	0 m2

IN BRIEF

Immerse yourself in the vibrant center of Nice's Old Town (Vieux Nice), from this beautifully renovated apartment on Rue Droite.

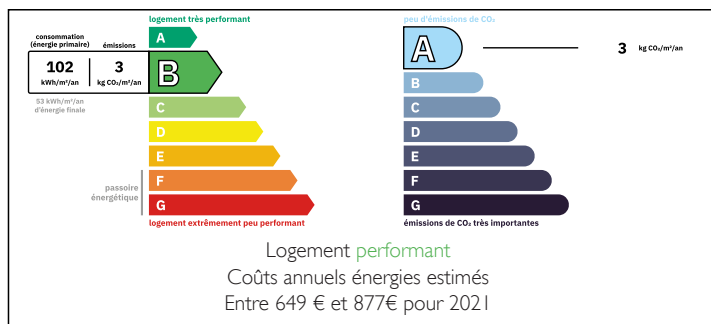
Spanning 59.40 m² (639.3 ft²), this stylish 2-bedroom apartment has been fully renovated within the last two years and is sold completely furnished. This turnkey apartment has an open living and dining area of 18 m² (193.75 ft²), creating a welcoming space for relaxing and entertaining. The apartment has a fully equipped separate kitchen with modern appliances. Both bedrooms benefit from private en-suite shower rooms. New electric heaters have been installed throughout, and every piece of furniture and equipment has been carefully chosen to reflect a contemporary aesthetic.

Entryway: 8.84 m²

WC / Toilet: 3.36 m²

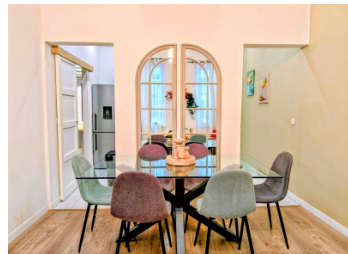
Kitchen: 9.42 m²

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 exceptional apartment represents a rare opportunity to own a fully renovated, turnkey property in the heart of one of the French Riviera's most sought-after neighborhoods.

With two bedrooms, stylish modern interiors, and an unbeatable address, this apartment is truly a gem.

This apartment places you at the very heart of Nice's cultural and social life. The apartment building sits just steps from Nice Cathédrale, the famous Cours Saleya market, and the finest restaurants, wine bars, and boutiques that Old Town Nice has to offer. The Mediterranean and the iconic Promenade des Anglais are just a short stroll away, making this one of the most enviable locations in the entire city.

The Apartment benefits from excellent connectivity: the Nice Tramway (Line 1) is within walking distance, providing easy and affordable access across the city, including to the main train station (Nice-Ville). Numerous bus lines also serve the surrounding area. Nice Côte d'Azur International Airport is conveniently reachable in approximately 35 to 40 minutes via the tramway — a significant advantage for international buyers and frequent travelers alike.

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

LOCAL TAXES

Taxe foncière:	551 EUR
Taxe habitation:	EUR

NOTES