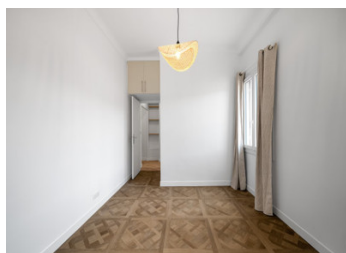


Nice Carré d'Or – Elegant, Renovated 1-bedroom Apartment with a Balcony, 300 m from the Sea.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	53 m2
Outside Space:	3 m2



IN BRIEF

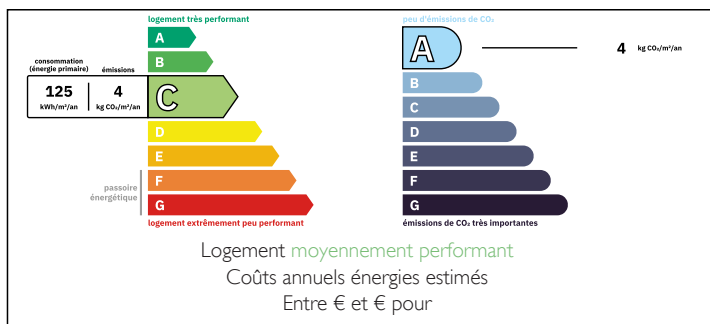
Located in the heart of Nice's prestigious Carré d'Or, just steps from the pedestrian zone and only 300 metres from the Mediterranean Sea, this elegant 53.33 sqm one-bedroom apartment offers an exceptional lifestyle in one of Nice's most sought-after areas.

Recently and tastefully renovated, it features a spacious 27.5 sqm living room with an open-plan, fully equipped kitchen opening onto a quiet 3 sqm balcony, a 12.5 sqm bedroom, a large shower room with WC and an entrance with ample storage.

Situated on the 3rd floor of a well-maintained residence with lift, the apartment benefits from air conditioning throughout, double glazing and quality finishes.

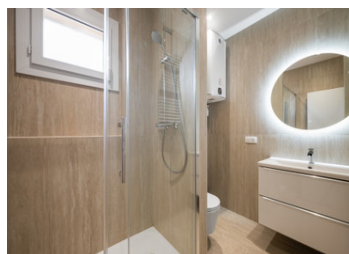
A rare opportunity to enjoy the Côte d'Azur lifestyle, surrounded by beaches, boutiques,

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.



LOCAL TAXES

Taxe foncière: 1050 EUR

NOTES

DESCRIPTION

OVERVIEW

A prestigious address in the heart of Nice's Carré d'Or.

Set in one of Nice's most sought-after neighbourhoods, on the edge of the renowned pedestrian zone, this elegant 53.33 sqm one-bedroom apartment offers a highly desirable combination of a prime central location, immediate proximity to the Mediterranean and a peaceful residential setting.

Recently and tastefully renovated to a high standard, the property is located on the 3rd floor of a well-maintained residence with lift.

From the moment you enter, the generous proportions and thoughtful layout create an elegant and welcoming atmosphere. The apartment centres around a spacious 27.5 sqm living area, featuring a contemporary fully fitted kitchen and opening onto a quiet 3 sqm balcony.

An exceptional setting from which to enjoy the very best of the Nice lifestyle, combining the Mediterranean, urban elegance and the relaxed atmosphere of the Côte d'Azur.

LAYOUT

The apartment offers a particularly well-designed and functional layout:

Elegant entrance with generous built-in storage
Spacious 27.5 sqm living room with open-plan fully fitted kitchen
3 sqm balcony overlooking a peaceful setting
Comfortable 12.5 sqm bedroom
Large shower room with WC

Recently renovated throughout, the apartment combines contemporary finishes with everyday