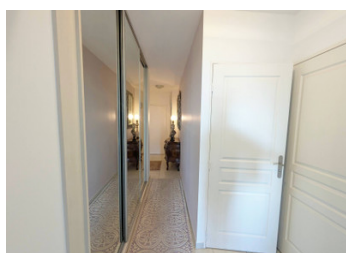
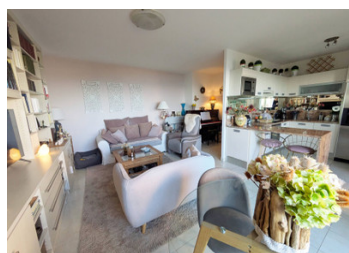
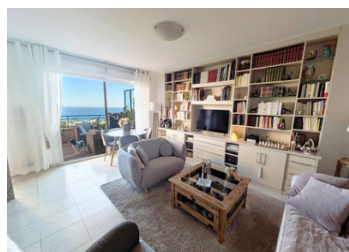


Elegant 3-Room Apartment with Sea View & Pool in Prestigious Nice Parc Impérial



INFORMATION

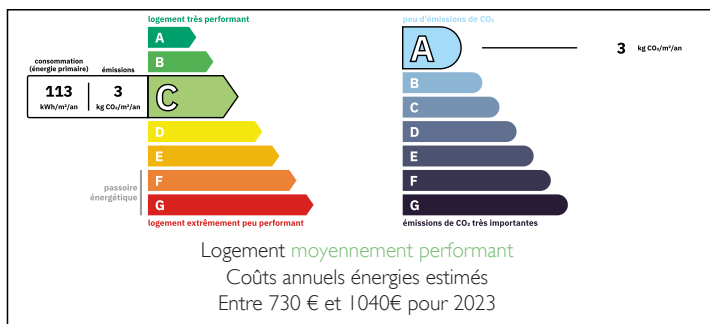
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	78 m2
Outside Space:	14 m2



IN BRIEF

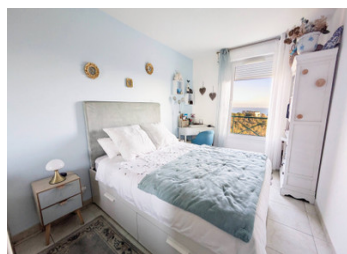
Located in Nice's prestigious Parc Impérial, this elegant 3-room apartment combines modern comfort with tranquility. Situated on the top floor of a secure residence built in 2007, it offers stunning Mediterranean sea views from a spacious 14 m² terrace—perfect for enjoying Nice's mild climate year-round. The gated complex includes a private pool, gardens, elevator, and two underground parking spots, providing convenience and security. Inside, a bright living room with open-plan equipped kitchen, two bedrooms, and a bathroom feature modern amenities such as reversible air conditioning and double glazing for optimal insulation. Wheelchair accessible, the apartment is just 5 minutes from the city center, with excellent transport, schools, and shops nearby. This property is ideal as a pied-à-terre or rental investment on the French Riviera.

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 Overview

This elegant 3-room apartment is located in the prestigious Parc Impérial neighborhood of Nice, offering a unique blend of modern comfort, tranquility, and breathtaking sea views. Situated on the second and top floor of a secure, upscale residence built in 2007, the property benefits from high-quality construction and meticulous maintenance. The residence features a private swimming pool, landscaped gardens, and secure underground parking. The apartment itself boasts a generous living space of 78 m², complemented by a large 14 m² terrace that offers stunning panoramic views of the Mediterranean Sea, making it an ideal space for relaxation and entertaining. Climate control is ensured year-round thanks to reversible air conditioning, while double glazing enhances both energy efficiency and noise insulation. The building is wheelchair accessible and equipped with an elevator, providing convenience for all residents. This property represents a rare opportunity to own a refined pied-à-terre or a lucrative rental investment in one of the most sought-after areas of the French Riviera.

The Layout

Upon entering the apartment, you are welcomed by a spacious and bright living area that seamlessly integrates an open-plan, fully equipped kitchen. The layout optimizes space and natural light, creating a comfortable environment for both everyday living and hosting guests. The living room opens directly onto the terrace, allowing indoor and outdoor spaces to blend harmoniously. The apartment includes two well-sized bedrooms, offering ample storage and privacy. A modern bathroom and a separate toilet complete the living space. Practical features include double...

LOCAL TAXES

Taxe foncière: 1860 EUR

Taxe habitation: EUR

NOTES