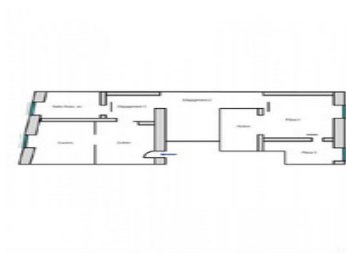
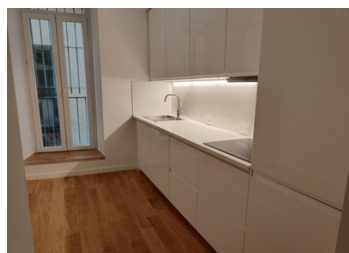
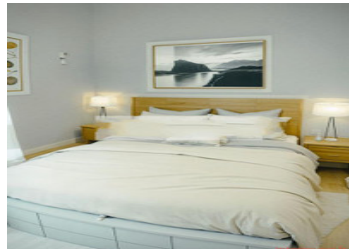


NICE - OLD TOWN - 2 bedroom renovated apartment



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	0 m2

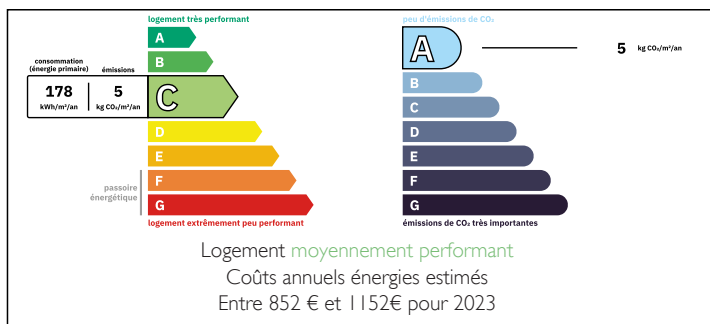
IN BRIEF

NICE - OLD TOWN.

Located in one of the most sought-after areas of Nice, this completely renovated apartment offers you an ideal living environment combining old-world charm and modern comfort. Just a few steps from Place Garibaldi and the shops of Old Nice, this 58m² (72m²) apartment located on the 1st floor, no lift, consists of a small living room, a fully equipped kitchen, 1 play room, 1 large bedroom with an adjacent 2nd bedroom, modern shower room using high-quality materials. All interior walls have been insulated for perfect soundproofing. Just minutes from the sea, the Cours Saleya market, and local shops, you'll be at the heart of Nice's vibrant life. This rare apartment in Old Town is a real opportunity not to be missed. Visit this exceptional property without delay!

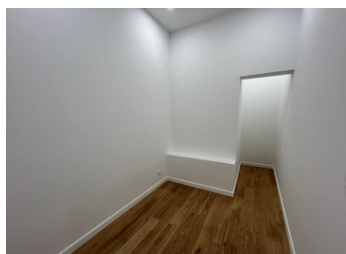
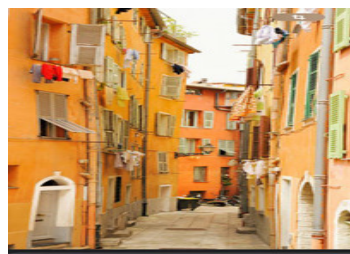
Holiday lettings not allowed in the building.

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

NICE - OLD TOWN.

Located in one of the most sought-after areas of Nice, this completely renovated apartment offers you an ideal living environment combining old-world charm and modern comfort. Just a few steps from Place Garibaldi and the shops of Old Nice, this 58m² (72m²) apartment (Carrez law) consists of warm, open-plan rooms and a modern shower room using high-quality materials. All exterior walls have been insulated for perfect soundproofing. Just minutes from the sea, the Cours Saleya market, and local shops, you'll be at the heart of Nice's vibrant life. This rare apartment in Old Town is a real opportunity not to be missed. Visit this exceptional property without delay!

Holiday lettings not allowed in the building.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES