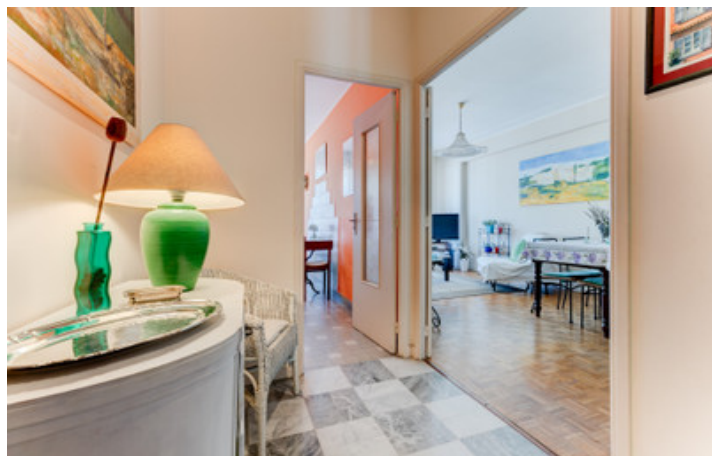
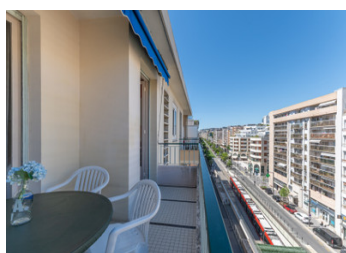
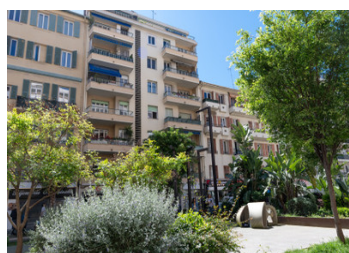
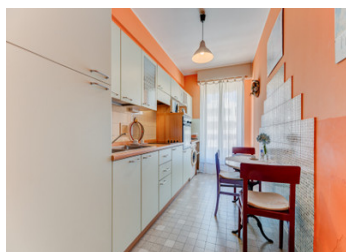


Charming 1-bedroom apartment of 60 m with a terrace and cellar, only steps from the Promenade des Anglais



INFORMATION

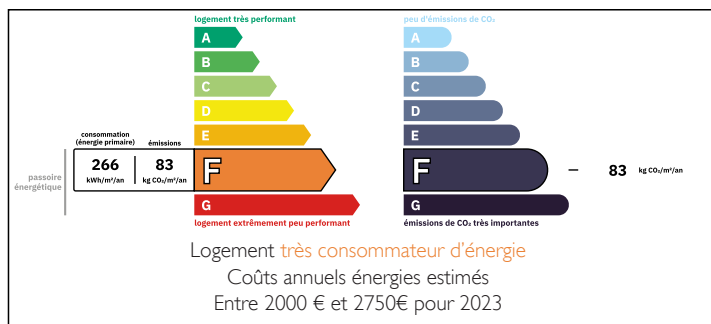
Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	60 m ²
Outside Space:	9 m ²



IN BRIEF

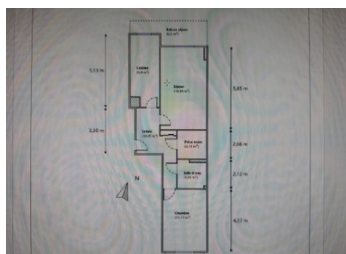
Discover this bright 60 m² one-bedroom apartment (with additional 4 m² separate children's room) on Rue de France, perfectly positioned just steps from Nice's famous beaches and Promenade des Anglais. Located on the penultimate floor of a well-kept building with elevator, this property offers excellent natural light, a generous terrace, and balcony. With its prime Les Baumettes location, excellent condition, and outstanding transport links including proximity to Nice Airport, this apartment represents an incredible opportunity for families, professionals, or investors seeking the quintessential Côte d'Azur lifestyle.

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 Property

This charming 60 m² apartment is situated on the penultimate floor of a well-maintained residence with an elevator on Rue de France. With its generous south-facing terrace, this apartment enjoys exceptional natural light throughout the day. The terrace and balcony offer residents the opportunity to extend their living space outdoors - perfect for enjoying the mild Mediterranean climate or hosting guests in the evening.

The thoughtfully designed interior contains an entrance with practical closet storage, a bright living room that opens onto the terrace, and a separate kitchen. The apartment also includes a master bedroom with private balcony access and a second smaller bedroom ideal for children or use as a home office. A shower room with toilet completes the living quarters. Additional features include a cellar for extra storage and the option to acquire a private parking space - a valuable asset in this sought-after area.

Location & Lifestyle

Situated in the desirable Les Baumettes neighborhood on Nice's western seafront, this apartment places you at the heart of Riviera living. The Mediterranean beaches and the world-famous Promenade des Anglais are steps from your door, offering endless opportunities for seaside strolls, water sports, and outdoor dining.

Cultural highlights are equally accessible, with the prestigious Musée des Beaux-Arts de Nice and the legendary Le Negresco hotel both within a short walking distance. The neighborhood perfectly balances residential tranquility with urban convenience, offering local shops, cafés, and restaurants along Rue de France.

Connectivity

LOCAL TAXES

Taxe foncière: 1487 EUR

Taxe habitation: EUR

NOTES