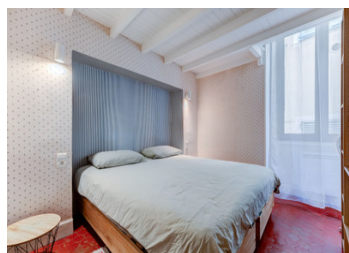
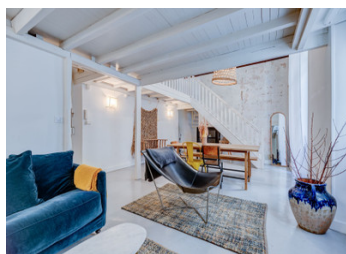


Authentic Charm in Vieux Nice: Spacious 3-Bedroom Apartment Steps from the Sea



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	82 m2
Plot Size:	0 m2

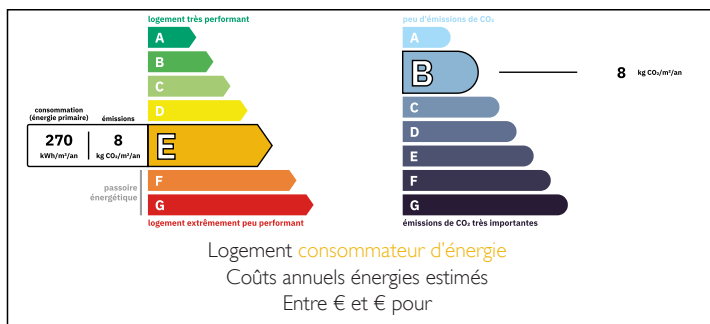


IN BRIEF

Imagine waking up in the heart of Nice's most enchanting neighborhood, where centuries-old architecture meets Mediterranean coastal living - all just moments from the azure waters of the French Riviera.

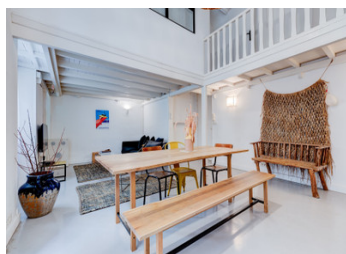
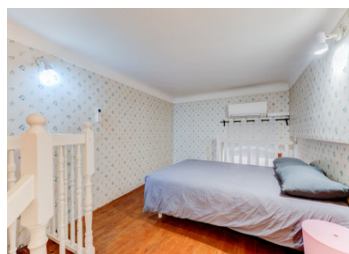
This spacious 82 m² duplex apartment offers an exceptional blend of authentic Old Town character and modern comfort. The generous proportions are immediately apparent, with striking high ceilings that emphasize the apartment's unique architectural heritage. Thoughtfully designed across two floors, the residence features three well-appointed bedrooms and two bathrooms, providing ample space for families or guests. Air conditioning ensures comfort during the warm Riviera summers, while the apartment's prime location places you at the epicenter of Vieux Nice. Whether as a characterful primary residence or a lucrative rental investment with strong appeal to students and travelers alike,

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

Located on Rue de la Prefecture in the heart of Vieux Nice, this apartment places you within one of the French Riviera's most captivating neighborhoods. The Old Town's narrow cobblestone streets and colorful baroque architecture create an authentic Provençal atmosphere, while world-class amenities remain remarkably accessible. Step outside to discover a range of renowned restaurants, sophisticated wine bars, live music venues, and trendy boutiques - all within easy walking distance. The iconic Promenade des Anglais and Mediterranean beaches are just three minutes away on foot, perfect for morning runs or sunset strolls along the coast.

Transportation connections are exceptional, with both bus and tram stops conveniently located nearby. The apartment's accessibility extends globally, as Nice Côte d'Azur Airport can be reached in just 25-30 minutes via the direct bus line 12, making this an ideal pied-à-terre for international travelers or a smart investment for those seeking rental income from the city's thriving tourism market. This is refined Riviera living at its most authentic and convenient.

Co-owned building of 1 units

Provisional annual charges: 1320€

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

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES