

Magnificent 2-bedrooms corner apartment, 70m2, tastefully renovated in the heart of Nice - Coulée Verte



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	70 m2
Outside Space:	3 m2



IN BRIEF

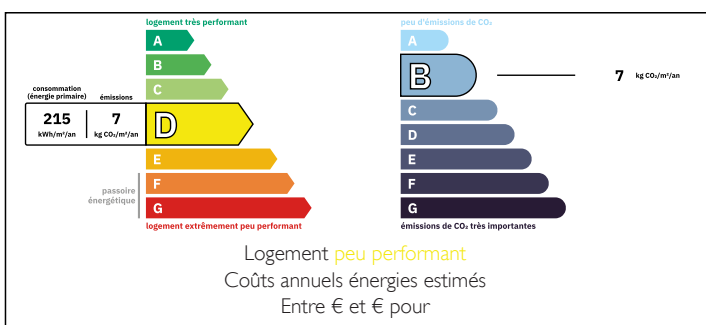
Experience elegance in the heart of Nice.

This superb 69.33 m² 2-bedrooms apartment is ideally located just a few steps from the famous Place Masséna. Nestled on the first floor of a charming old building, this corner property has been completely renovated with high-quality finishes and a rare attention to detail.

Bright and harmonious, it comprises a spacious living room with an open-plan fitted kitchen, two connecting bedrooms, two refined shower rooms and two balconies totaling 2.65 m², facing southeast, perfect for enjoying the Nice sunshine.

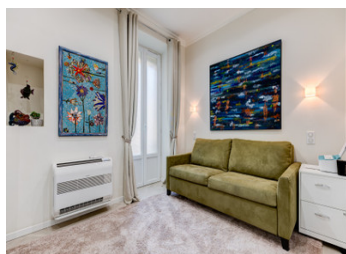
Luxury features: reversible air conditioning, PVC double glazing, shutters, hot water via electric boiler, and reinforced door. A turnkey property combining old-world charm and contemporary comfort, ideal as a primary residence or a prestigious pied-à-terre

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

Overview

In the heart of Nice's historic center, this elegant 69.33 m² apartment charms with its perfect blend of authenticity and modernity. Just a stone's throw from Place Masséna and the Promenade des Anglais, it embodies the charm of Nice in all its splendor. Its generous proportions, natural light, and complete renovation make it an exceptional property.

The rare and sought-after location combines a relaxed lifestyle with urban prestige.

Layout

Located on the first floor of a small building in Nice without an elevator, this corner apartment stands out for its functional layout and elegant renovation.

The large living room, bathed in light thanks to its southeast exposure, features a modern, fully equipped open-plan kitchen. The two connecting bedrooms form a harmonious sleeping area, ideal for a couple or a family. Two contemporary bathrooms complete the comfort of this refined interior.

The finishes are exemplary: reversible air conditioning, forced-air heating, double glazing, PVC joinery, shutters, reinforced door, and high-quality materials. The two balconies, with a total surface area of 2.65 m², are a pleasant extension of the living areas, offering a charming outdoor space in the heart of the city.

Neighborhood

The location of this apartment is simply exceptional. Just a few meters from Place Masséna, the pedestrian zone, and Old Nice, it benefits from a dynamic and authentic living environment.

The neighborhood is home to the city's most beautiful addresses: elegant boutiques, typical cafés, refined restaurants, and immediate access to the beaches of the Promenade des Anglais. Public

LOCAL TAXES

Taxe foncière: 971 EUR

Taxe habitation: EUR

NOTES