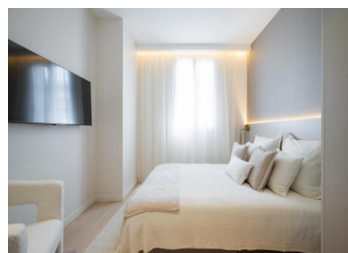
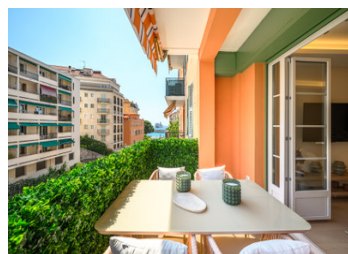


Beautiful 2-room apartment, 36m2 in a luxury residence, renovated with terrace and sea view, Nice Le Port



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	36 m2
Outside Space:	8 m2



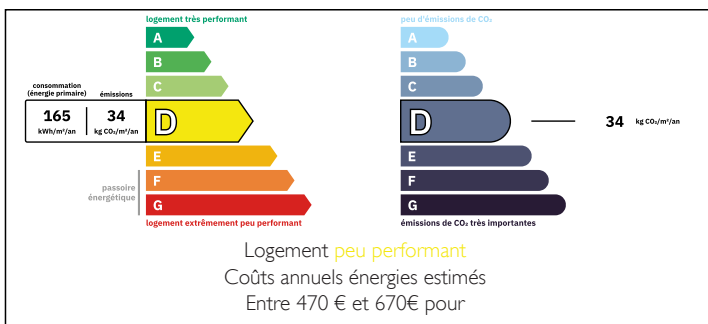
## IN BRIEF

In the heart of the Port of Nice, between Quai des Docks and Avenue Stalingrad, this superb 36 m<sup>2</sup> 1-bedroom apartment, fully renovated and furnished, offers an elegant and refined living environment.

Located on the third floor of a luxury residence with a doorman, it charms with its calm, brightness, and 8 m<sup>2</sup> terrace offering a glimpse of the sea and boats sailing towards Corsica. The bright living room opens onto a fully equipped open-plan kitchen, while the peaceful bedroom has a custom-made closet. A walk-in shower, separate toilet, solid oak flooring, reversible air conditioning, double glazing, and electric shutters complete this exceptional property.

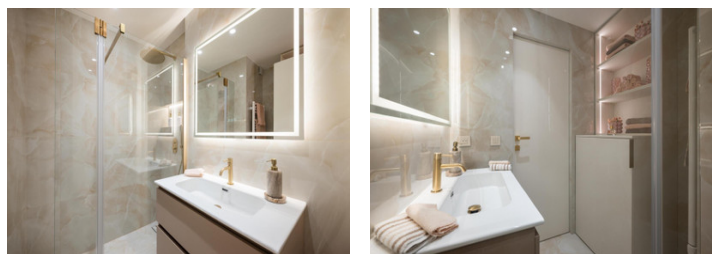
Its prime location provides direct access to the port, shops, popular restaurants in the neighborhood, and beaches in less than 10 minutes. A rare pied-à-terre combining comfort, elegance, and authentic Nice

## 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

Located in one of Nice's most sought-after areas, this renovated 1-bedroom apartment offers an elegant and serene atmosphere. Situated on the third floor of a luxury residence with a doorman, it boasts beautiful amenities and a refined contemporary style.

The terrace with sea view adds charm and light, making this property a real cocoon in the heart of the Port of Nice.

### LAYOUT

The apartment has a bright living room opening onto an 8 m<sup>2</sup> terrace that can accommodate 4 to 6 guests. The open-plan kitchen is fully equipped, designed to combine functionality and style. The quiet, custom-fitted bedroom has a large built-in closet. The walk-in shower room is modern and comfortable, with a separate toilet.

Solid oak parquet flooring, reversible air conditioning, double glazing, and electric shutters complete the luxury features.

### THE NEIGHBORHOOD

In the heart of the Port of Nice, one of the city's most lively and elegant neighborhoods, the apartment enjoys an exceptional location. Essential shops are just two minutes away, the Port and its renowned restaurants are at the foot of the residence, and the beaches are less than a 10-minute walk away.

With its dynamism, architectural charm, and Mediterranean lifestyle, this location offers a true art de vivre.

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

## LOCAL TAXES

**Taxe foncière: 1214 EUR**

**Taxe habitation: EUR**

## NOTES