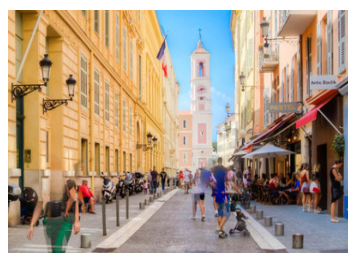
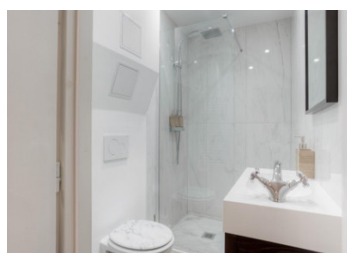


Appartment studio-22,25 m2



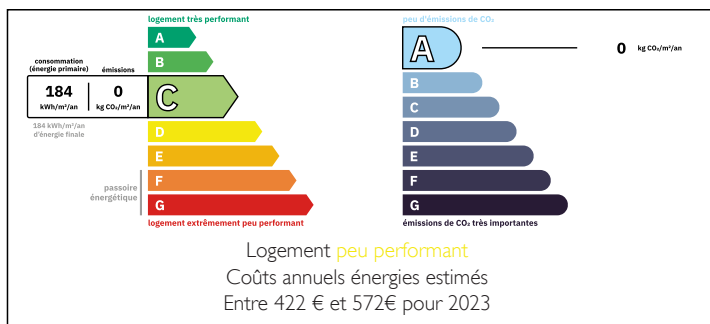
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	0
Bath:	1
Floor:	22 m2
Plot Size:	0 m2

IN BRIEF

Very charming studio

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 in the heart of Old Nice, just steps away from the iconic Place Rossetti, this charming 22.5 sqm studio apartment is set on the first floor of an authentic Niçois building full of character.

Its location is truly exceptional: colorful streets, Italian-style façades, local shops, renowned restaurants, and the vibrant atmosphere of the historic center are all right at your doorstep. The beach and the Promenade des Anglais are within walking distance.

The apartment offers a bright and intelligently designed living space, featuring a fitted and equipped kitchenette. Every square meter has been carefully optimized to provide comfort and functionality.

Ideal as a pied-à-terre or as a rental investment (strong demand in this highly sought-after area), the property can also be purchased fully furnished, allowing for immediate rental with no additional setup required.

A rare opportunity in one of Nice's most desirable districts.

Information regarding potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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LOCAL TAXES

Taxe foncière: 481 EUR

NOTES