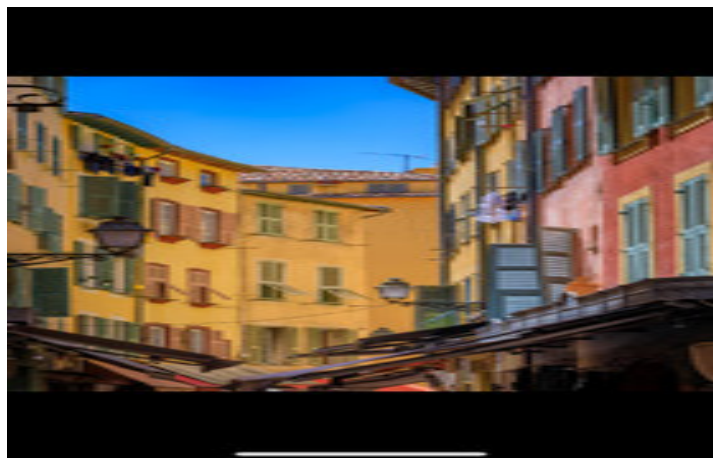


Beautiful appartementt in the centre of old Nice, spacious 59M2 appartement 2 bedrooms, utility and bathroom.



INFORMATION

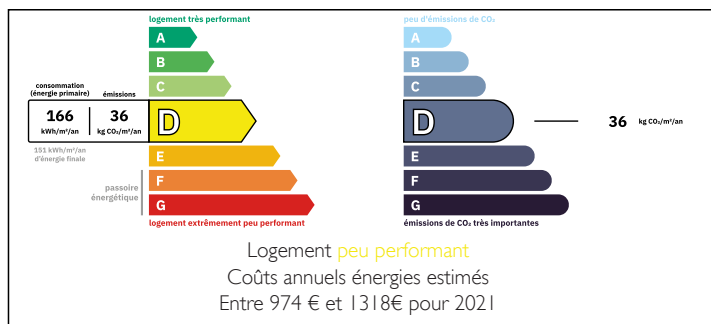
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	59 m2
Plot Size:	0 m2

IN BRIEF

Imagine stepping out of your front door into the vibrant heart of Nice, just moments from the iconic Place Garibaldi and only five minutes on foot from the world-famous Promenade des Anglais.

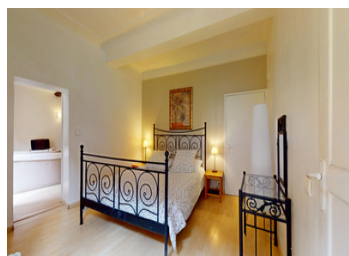


ENERGY - DPE



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

Situated in the charming and historic Old Town, this spacious and well maintained apartment enjoys one of the most privileged locations on the Côte d'Azur. With cafés, restaurants, boutiques and lively bars all within walking distance, this is true Mediterranean living at its finest.

Successfully rented for many years as an Airbnb and carefully maintained by the current owners, the apartment offers both lifestyle and investment appeal.

The property is accessed via a communal staircase leading into a bright and welcoming open-plan living, dining and kitchen area. This generous space features laminate flooring, double glazing throughout, and a well-designed corner kitchen — fully equipped and perfect for entertaining friends or enjoying a relaxed evening at home.

The apartment offers two large double bedrooms:

The master bedroom overlooks the charming streets of Nice . It benefits from a built-in wardrobe and an adjoining utility room, which could easily be converted into an en-suite shower room if desired.

The second spacious bedroom offers ample room for a bureau or dressing area, making it ideal for guests, family or remote working.

The tiled bathroom includes a shower, wash basin and WC, with a gas water heater installed.

Why This Property Stands Out

Perfect as a pied-à-terre

Ideal rental investment with proven returns

Comfortable full-time residence

No car required – tram, public transport and direct

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

NOTES