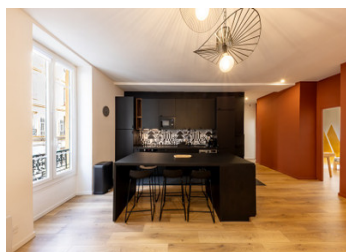


Renovated 3-bedroom apartment 85.27 m , dual-aspect, in the heart of Nice - Lepante



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	0 m2



IN BRIEF

Located in the sought-after Quartier Lepante neighborhood, in the heart of Nice, this beautiful 3-bedroom apartment measuring 85.27 m² is situated on the first floor of a charming historic building with an elevator.

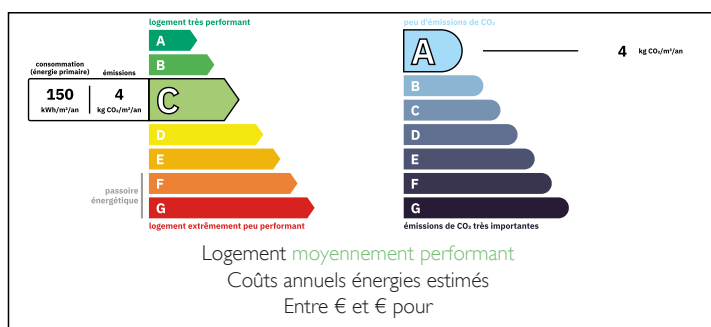
With a dual-aspect layout and excellent floor plan, it offers spacious rooms and pleasant natural light, enhanced by beautiful 3.20-meter-high ceilings. Fully renovated, the apartment is in perfect condition and features high-quality finishes.

It comprises a spacious living room of over 39 m² with a fully equipped kitchen, three bedrooms, a bathroom, and a separate toilet.

Ideally located in close proximity to shops, the tram, renowned schools, and downtown amenities.

A large basement completes this rare property,

ENERGY - DPE



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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 the very central and vibrant Lepante neighborhood, this elegant 4-room apartment, measuring 85.27 m², is situated on the 1st floor of a charming historic building dating from the 1940s, which is perfectly maintained and equipped with an elevator.

From the moment you enter, the apartment captivates with its warm atmosphere and generous proportions. Its dual-aspect layout provides beautiful natural light and pleasant airflow throughout the day.

Completely and carefully renovated, the property is now in perfect condition and offers a comfortable and modern living environment, while retaining the charm and elegance of the past. The 3.20-meter-high ceilings enhance the sense of space and highlight the spaciousness of the living room and other living areas.

Ideally located in the heart of the city, the apartment benefits from a lively yet quiet urban environment—a balance that is particularly sought after in this popular area of Nice.

Layout

The apartment features a particularly harmonious and functional layout, perfectly suited for family life or mixed-use living.

The entryway leads to a magnificent living area of over 39 m², comprising a spacious and inviting living room as well as a fully equipped open kitchen. This space is the true heart of the apartment, ideal for entertaining and sharing moments with family or friends.

The sleeping area consists of three comfortable bedrooms, offering peace and privacy.

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES