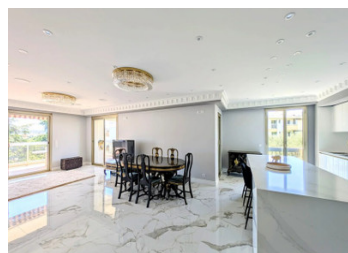


Renovated 3-bedroom apartment (110.24 sq m) in a luxury residence with a very large terrace in Nice Gairaut



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	110 m <sup>2</sup>
Outside Space:	23 m <sup>2</sup>

## IN BRIEF

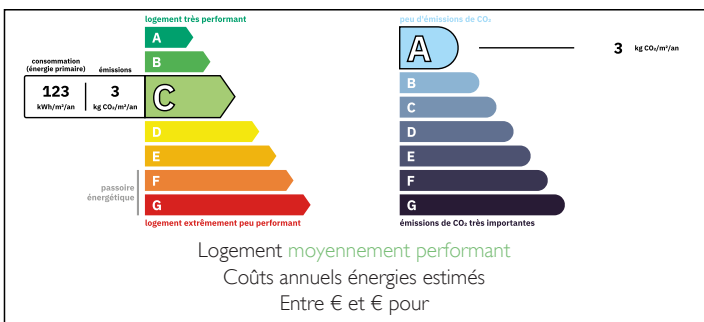
Located in the sought-after residential neighborhood of Gairaut, within a secure residence with a caretaker, discover this superb 3-bedroom apartment spanning 110 m<sup>2</sup>, fully renovated with high-end materials.

With a dual-aspect layout and south-facing exposure, it offers a quiet and green living environment. It comprises a spacious living room with an open-concept, fully equipped kitchen, three bedrooms including a master suite, a bathroom, an office, and two half-baths.

Two terraces (23 m<sup>2</sup> and 7 m<sup>2</sup>) allow you to fully enjoy the outdoors. The residence features a swimming pool, sauna, and common areas.

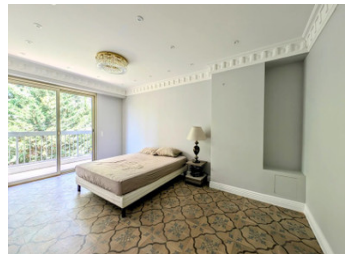
Home automation, air conditioning, indoor parking, and a storage unit complete this rare find, ideal for comfortable living just minutes from downtown.

## 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 the highly sought-after Gairaut neighborhood—a lush green oasis in the hills above Nice—this sumptuous 110.24-square-meter apartment embodies a refined lifestyle, blending contemporary elegance with absolute serenity.

Located on the 4th floor of a prestigious, secure residence with a concierge, this property enjoys an exceptional setting where tranquility and nature blend seamlessly with immediate proximity to downtown.

Completely redesigned and renovated with exceptional materials, the apartment features generous spaces, a fluid layout, and a bright atmosphere thanks to its south-facing orientation. The large windows offer unobstructed views of the lush green surroundings, enhancing the sense of space and well-being.

The residence offers exclusive amenities worthy of the finest addresses: a swimming pool with relaxation areas, a sauna, reception areas, and meticulously maintained gardens.

### Layout

Designed with meticulous attention to detail, the apartment features a harmonious layout, ideal for family living or as a prestigious second home.

The living area consists of a spacious, light-filled living room, enhanced by a fully equipped, high-end open kitchen, creating a living space that is both welcoming and sophisticated.

The sleeping area features:

Three elegant bedrooms, including a master suite with a private shower room and toilet

A separate bathroom with a toilet

## LOCAL TAXES

Taxe foncière: 2750 EUR

Taxe habitation: EUR

## NOTES