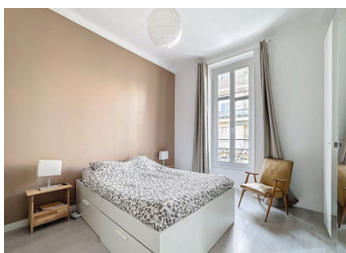


Bright Top-Floor 2-Bedroom Apartment – Nice Fleurs District



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	70 m ²
Plot Size:	0 m ²

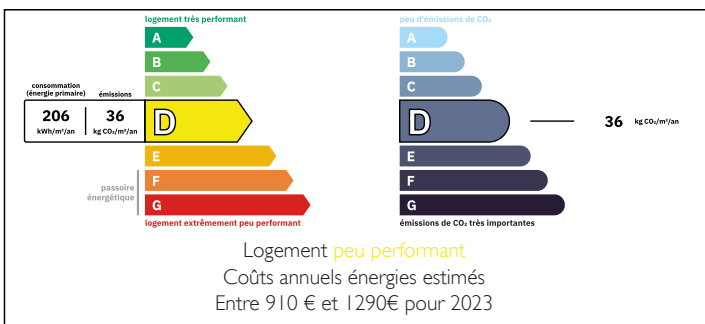
IN BRIEF

Located in the highly sought-after Fleurs district in Nice, this charming 70 m² 2-bedroom apartment is set on the 3rd and top floor of a well-maintained early 20th-century Niçois building, within immediate proximity to shops, schools, and public transport.

The apartment features a spacious fully fitted and equipped kitchen with dining area, a bright living room, two comfortable bedrooms, a bathroom with WC, as well as an additional shower room with WC, offering a practical and pleasant layout for everyday living.

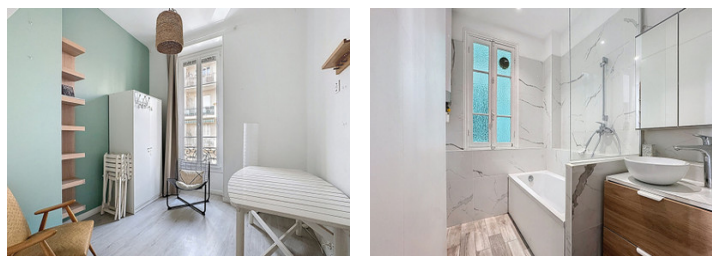
The property stands out for its high ceilings and abundant natural light, creating an airy and welcoming atmosphere. Acoustic PVC double-glazed windows installed in 2021 provide excellent comfort and insulation. Heating is gas-powered, and the installation of air conditioning has already been approved by the co-ownership.

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 the heart of the sought-after Fleurs district, this top-floor two-bedroom apartment set within a charming Niçois period building immediately captivates with its authenticity, natural brightness, and warm atmosphere. Its prime location offers the perfect balance between vibrant city living and everyday comfort in a peaceful setting.

Layout

With a total surface area of 70 m², the apartment features a practical and well-designed layout. The entrance leads to a spacious fully equipped kitchen with dining area, ideal for entertaining, as well as a bright living room enhanced by impressive ceiling height.

The sleeping area includes two bedrooms, a bathroom with WC, and a shower room with WC, ensuring excellent day-to-day comfort. Acoustic PVC double-glazed windows installed in 2021 provide excellent insulation. Heating is gas-powered, and air conditioning can easily be installed, as approval has already been granted by the co-ownership. A cellar completes the property.

The Neighborhood

The Fleurs district is one of Nice's most desirable residential areas, appreciated for its quality of life and immediate access to all amenities. Local shops, schools, public transport, and quick access to the seaside make daily living both convenient and enjoyable. Combining urban energy with a residential atmosphere, this location is ideal both for a primary residence and for investment purposes.

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

LOCAL TAXES

Taxe foncière: 1528 EUR

Taxe habitation: EUR

NOTES