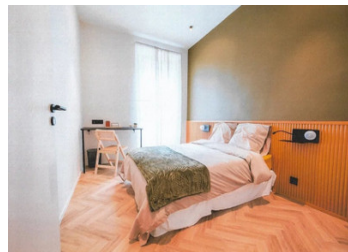
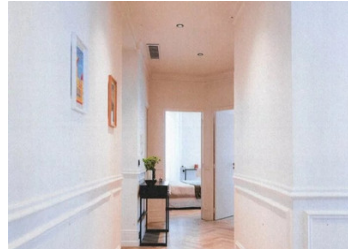


4 room apartment 90m , balcony 4m . 2nd floor of 5. 3 bedrooms, 1 bathroom, 1 wc.



INFORMATION

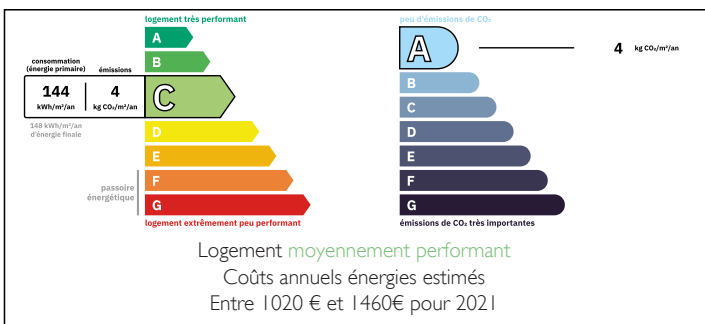
Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	90 m2
Outside Space:	4 m2

IN BRIEF

Nice City Center - Spacious 4-Room Apartment Renovated Near the Sea and Negresco (MLS) EXCLUSIVE: NICE CITY CENTER near NEGRESCO, PROMENADE DES ANGLAIS, and BEACHES, MAGNIFICENT 4-ROOM CORNER APARTMENT, with a living area of 90.42m² (total area 94.25m²) and located on an upper floor with elevator access. This property has been completely renovated using high-quality materials, combining the CHARM of the OLD and CONTEMPORARY.

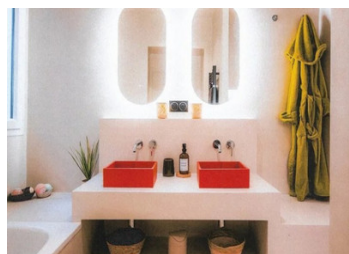
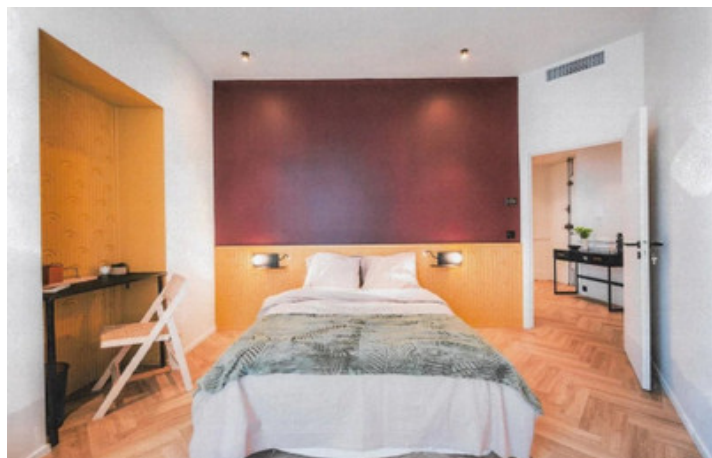
Amenities: Immediate proximity to shops, supermarkets, post office, and schools; numerous bus lines within 300m; Promenade des Anglais and beaches 200m away; pedestrian zone 10 minutes away; easily accessible university faculties (Law and Humanities); airport 15 minutes by car or 30 minutes by public transport; motorway 20 minutes away.

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

It comprises an entrance hall and a hallway (10.79 sq m) leading to all the rooms facing south, southwest, and west, including three good-sized bedrooms (11.26 sq m, 11.82 sq m, and 12.78 sq m), a living room with an open-plan fitted and equipped kitchen (21.91 sq m), and a dressing room (6.93 sq m). A second dressing room (4.32 sq m), a hallway (3.12 sq m) providing access to a separate WC (1.45 sq m), and a bathroom (6.04 sq m), along with a balcony (4 sq m) and a cellar, complete the property.

This renovation offers numerous added features:

- Bathroom with shower and bathtub finished entirely in polished concrete.

- Fitted kitchen sold with all appliances (refrigerator, oven, microwave, dishwasher, washing machine, induction hob). Invisible, integrated Tesla range hood in the central island.

- Ducted, reversible air conditioning with independent thermostats (radio/screen) in each room and a Wi-Fi module for remote control via smartphone.

- Double-glazed PVC windows (8 in total).

- Refurbished/repainted all exterior shutters.

- Both walk-in closets are fully fitted.

- Security door.

Fiber optic internet.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES