

NICE CENTRE. Top floor apartment 163m , balconies 7m . 5 rooms, 3 bedrooms, 3 baths and toilets. Cellar. Lift.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	163 m2
Outside Space:	7 m2

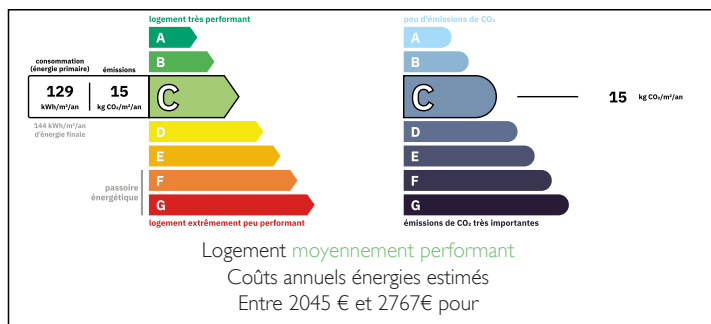
IN BRIEF

On the top floor of an elegant 1880s bourgeois building with an elevator, in the heart of Nice, this 163 sq m (197 sq m floor area) duplex apartment offers a bright, dual-aspect living space and is just steps from the tram and Place Wilson.

This exceptional property was once the French Riviera residence of a renowned Swedish contemporary artist, a detail that speaks volumes about the unique character of this location.

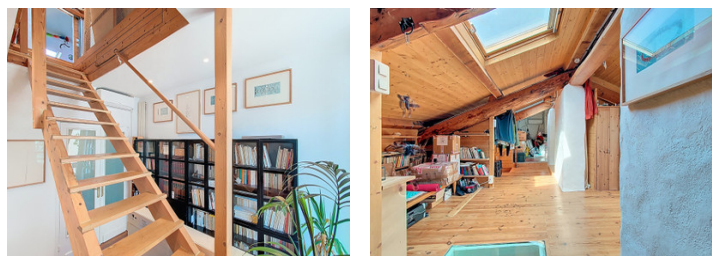
A cellar completes this rare property, which combines spaciousness, light, tranquility, and an exceptional location.

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.



LOCAL TAXES

Taxe foncière: 2600 EUR

NOTES

DESCRIPTION

From the moment you enter, the common areas set the tone: a skylight on the landing floods the space with beautiful natural light.

On the first floor, the fully air-conditioned apartment offers a spacious entrance hall, a living room, a dining room, a kitchen/dining room that can be opened to the living room, a bedroom, a separate toilet, a large marble bathroom, and a studio apartment with a bedroom, kitchenette, bathroom, and toilet. Ample storage is provided. Three balconies extend the living areas. The bedrooms, overlooking the courtyard, guarantee absolute tranquility in the heart of the city.

On the upper floor, accessible via a private internal staircase, lies a truly additional space comprising an office, a studio, a sleeping area with a bathroom and toilet, and plenty of storage. Warm and bright, this floor offers significant potential for customization/a creative space, additional bedrooms, or a master suite.

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