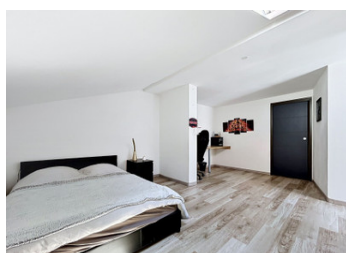
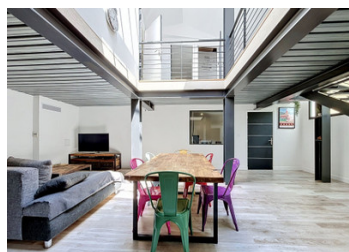


Loft of 197m on 3 levels. 6 rooms, 5 bedrooms, 2 bathrooms, 2 shower, 4 toilets. 2-car garages.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	5
Bath:	4
Floor:	216 m2
Outside Space:	90 m2

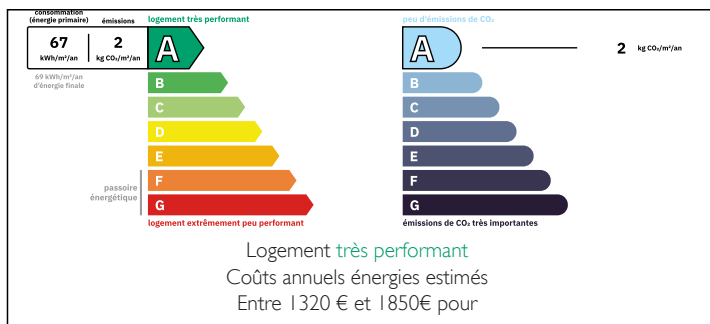


IN BRIEF

NICE – Carras district, a stone's throw from the beaches of the Promenade des Anglais. Between the airport and the city center, perfectly served by tram line 2, discover this superb contemporary loft of 216 m² spread over three levels. A rare property with exceptional proportions, combining modern comfort and a loft-style feel, in absolute tranquility and just 50 meters from the sea.

Key features: 197 m² loft on 3 levels, 70 m² living room, 5 bedrooms, 4 bathrooms/shower rooms, master suite on the ground floor, full air conditioning, skylights, terrace/solarium of over 40 m², possibility of a summer kitchen, double garage. In the immediate vicinity of the beaches, the Promenade des Anglais, and tram line 2. A unique and rare property in one of Nice's most sought-after areas.

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

955 / 5 000

The main living area, spanning 65 sq m, impresses with its generous proportions and abundant natural light, enhanced by an elegant skylight that adds a touch of sophistication to the space. On the same level, a ground-floor master suite offers over 30 sq m dedicated to comfort and privacy, with an en-suite bathroom including a bathtub and shower, a fitted dressing room, and an office area.

Upstairs, arranged around the skylight, the sleeping area comprises three bedrooms, two of which have their own en-suite bathroom or shower room, WC, and dressing room. An elegant hallway leads to the outside, where you will enjoy a superb terrace/solarium of over 40 sq m, offering the possibility of creating a true summer kitchen and a private relaxation area.

A fifth bedroom with an en-suite shower room and WC is located on the top floor, ideally insulated for accommodating family or guests in complete privacy. A double garage on the ground floor completes this property.

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

LOCAL TAXES

Taxe foncière: 4315 EUR

NOTES