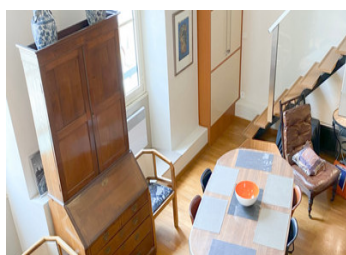
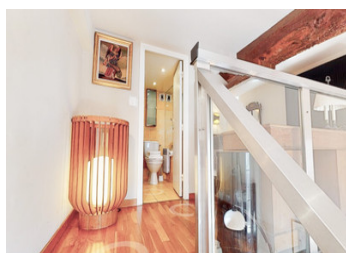
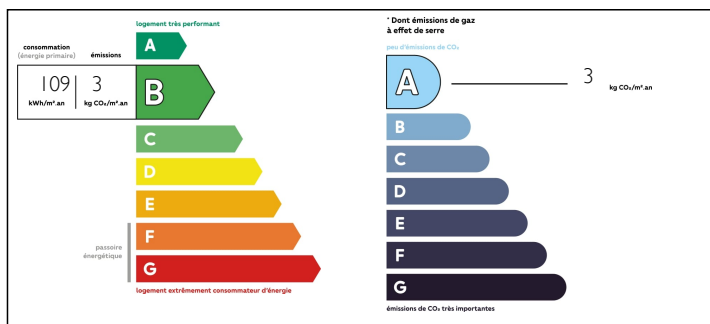


## Duplex 3 Bedroom apartment at Place Masséna, Nice

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

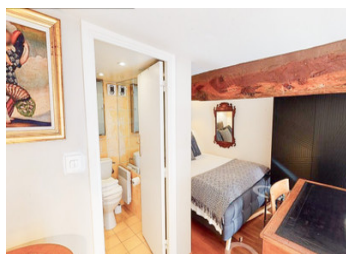
Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	105 m2
Plot Size:	0 m2

## IN BRIEF

Discover this unique duplex apartment on the 3rd floor of one of Place Masséna's historic buildings. As soon as you walk through the front door, you'll be seduced by the charm and character of this 105 m2 apartment, with its two living rooms, two fully equipped kitchens and three duplex bedrooms, all with private bathrooms. Carefully renovated to a high standard of finish, the rooms are bright and spacious, creating a warm and welcoming atmosphere. The location is simply ideal: nestled on the third floor of one of Place Masséna's emblematic buildings, with its arcades and red facade, you can enjoy the peace and quiet of a spacious, comfortable living space right in the heart of Nice's most prestigious square, on the corner of the pedestrian zone and a stone's throw from Jardin Albert 1er, the Promenade des Anglais and Vieux Nice (Old Town). Only at 30 minutes from the airport with...

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: 1832 EUR**

## NOTES

## DESCRIPTION

Discover this unique duplex apartment on the 3rd floor of one of Place Masséna's historic buildings. As soon as you walk through the front door, you'll be seduced by the charm and character of this 105 m2 apartment, with its two living rooms, two fully equipped kitchens and three duplex bedrooms, all with private bathrooms.

Carefully renovated to a high standard of finish, the rooms are bright and spacious, creating a warm and welcoming atmosphere.

The location is simply ideal: nestled on the third floor of one of Place Masséna's emblematic buildings, with its arcades and red facade, you can enjoy the peace and quiet of a spacious, comfortable living space right in the heart of Nice's most prestigious square, on the corner of the pedestrian zone and a stone's throw from Jardin Albert 1er, the Promenade des Anglais and Vieux Nice (Old Town). This atypical property is also perfectly suited to investors looking for a unique opportunity. Thanks to its lively, central location, you'll benefit from strong rental demand throughout the year offering excellent potential returns.

Lovers of architecture and history will also be delighted by the surrounding area. Stroll through the picturesque streets of Nice and discover the fascinating history of this iconic city. You'll also be enchanted by the many shops, restaurants and cafés in the immediate vicinity, offering a lively and dynamic city life.

This exceptional duplex has been carefully renovated and offers spacious accommodation. The rooms are bright and spacious, creating a...