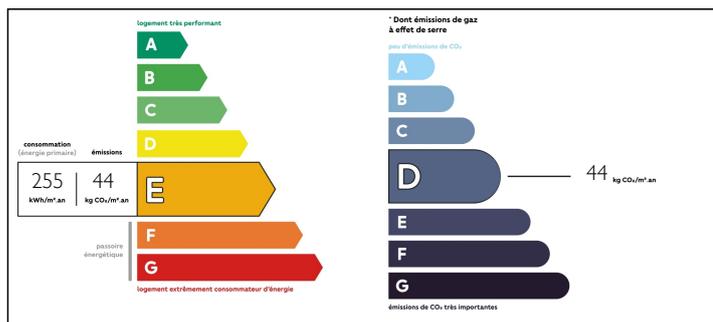


## Exceptionally Rare Gem: 2-Bedroom Apartment w/ Rooftop Terrace & Panoramic Sea Views in the Heart of Nice



## ENERGY - DPE



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	96 m2
Outside Space:	144 m2

## IN BRIEF

This beautiful 2-bedroom apartment nestled in a meticulously maintained building in the coveted Baumettes area. Boasting a unique rooftop terrace of 120m<sup>2</sup>, this residence provides outstanding panoramic views of the city, the sparkling sea, and all the way to Saint Jean Cap Ferrat. The crowning glory of this apartment is undoubtedly its exceptionally rare rooftop terrace in such a central location. With its expansive 120m<sup>2</sup>, this terrace becomes a private oasis amidst the city. Included with the apartment is a spacious garage and basement storage, providing added convenience. Situated in a calm residential area, despite its central location, you'll find yourself just a stone's throw away from the beaches. The renowned 'Musée des Beaux-Arts' is a short stroll away, adding cultural richness to your surroundings. Within mere minutes on foot, you'll reach the tram station Centre Universitaire Méditerranéen, connecting you to the airport in 10 minutes as well as the vibrant city

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

This beautiful 2-bedroom apartment nestled in a meticulously maintained building in the coveted Baumettes area. Boasting a unique rooftop terrace of 120m<sup>2</sup>, this residence provides outstanding panoramic views of the city, the sparkling sea, and all the way to Saint Jean Cap Ferrat.

Step into the apartment's inviting entrance, leading you to the spacious living room that opens onto a terrace of 18m<sup>2</sup>, facing northwest for delightful sunset vistas. The master bedroom also accesses this terrace, offering serene moments of relaxation. A modern kitchen seamlessly blends with the dining area, creating a perfect space for culinary delights.

The second bedroom grants access to a balcony facing southeast, welcoming in the morning sun. A well-appointed shower room with toilet and an additional guest toilet add convenience to the layout, while ample storage spaces cater to practical living.

The crowning glory of this apartment is undoubtedly its exceptionally rare rooftop terrace in such a central location. With its expansive 120m<sup>2</sup>, this terrace becomes a private oasis amidst the city. The summer kitchen invites culinary adventures, and for families with children, it transforms into a natural playground. Sun worshippers will appreciate the space for both a cosy lounge area and a sun lounger, basking in the Mediterranean warmth.

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## LOCAL TAXES

**Taxe foncière: 2052 EUR**

## NOTES