LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39103VAP06 Price: 470 000 EUR

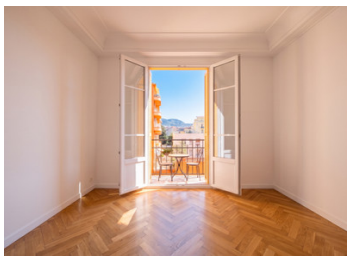
agency fees to be paid by the seller

Renovated 1-Bed in Timeless Art Deco Condominium in the Heart of Nice - Two Balconies, Cross-layout, Elevator

EXCLUSIVE







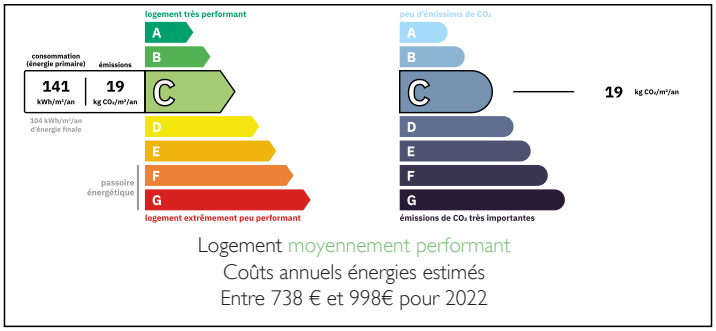








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 738 € et 998€ pour 2022

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	56 m2
Outside Space:	3 m2

IN BRIEF

In one of Nice's most sought-after addresses, Boulevard Dubouchage, this superb 1-bedroom apartment is situated on the 4th floor of an impeccably maintained Art Deco building with a lift.

The highlight is undeniably the prime location - just steps from the tram lines 1 and 2, shopping street Jean Médecin, and Nice Étoile mall.

Ceiling heights of over 3 meters, solid wood floors, and spacious rooms give the apartment a unique charm. It features a first room opening onto the main balcony, with an adjoining dressing room; a second room opening onto the courtyard-side balcony; a fully equipped separate kitchen; a bathroom; a separate toilet; and plenty of storage space.

Double-glazed windows, low monthly expenses (approx. €150/month, including central heating).

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.

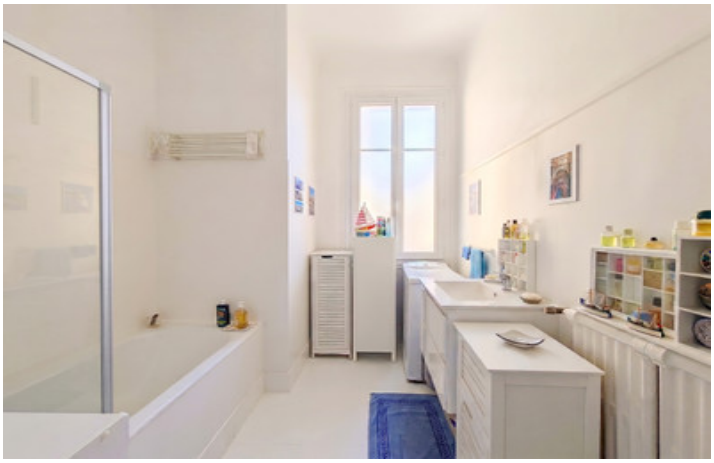
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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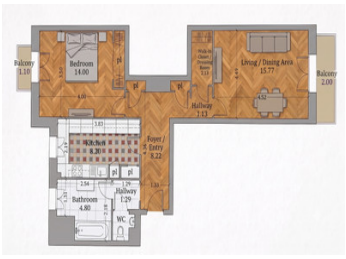
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LOCAL TAXES

Taxe foncière:	**1500 EUR**

NOTES

DESCRIPTION

OVERVIEW:

In one of Nice's most sought-after addresses, Boulevard Dubouchage, this superb 1-bedroom apartment combines timeless Art Deco elegance with modern upgrades. Just steps from the tram lines, shopping street Jean Médecin, and Nice Étoile mall — yet remarkably peaceful — this 4th-floor residence is well suited as a turn-key second home as well as a primary residence on the French Riviera.

The apartment is part of a beautifully maintained 1930s Art Deco building with an elevator and benefits from rare features such as high ceilings exceeding 3 metres, parquet flooring, and a cross-through layout with balconies on both sides for optimal light and airflow.

Fully renovated with updated plumbing, electrics, and double-glazed windows, it offers move-in ready comfort in a prestigious setting.

The apartment benefits from a remarkably peaceful despite its ultra-central location.

LAYOUT:

- Entrance Hall with storage and dressing area
- Living Room opening to balcony (west-facing, street-side)
- Bedroom with direct balcony access (east-facing, courtyard side)
- Separate Kitchen fully fitted and bright
- Bathroom with bathtub
- Separate WC
- Balconies on both ends, morning and afternoon sun
- Cellar in the basement

THE AREA:

Boulevard Dubouchage is one of Nice's most desirable streets, known for its elegant architecture and strategic location. Here you enjoy:

- Transport: Tram lines 1 & 2 within a short walk, direct link to airport and train station