

Nice - Masséna - Prime location for this top floor renovated 1 bedroom apartment, 2 balconies, double exposure

EXCLUSIVE



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	45 m2
Outside Space:	8 m2

IN BRIEF

Nice – City Center | Top Floor | Fully Renovated
1-Bedroom Apartment

Just one minute from Place Masséna and the Promenade du Paillon (Coulée Verte), this superb top-floor, cross-through apartment is ideally located in a quiet side street.

Recently renovated with high-quality, contemporary finishes, it offers a perfect blend of elegance and comfort. The apartment comprises:

An entrance hall,

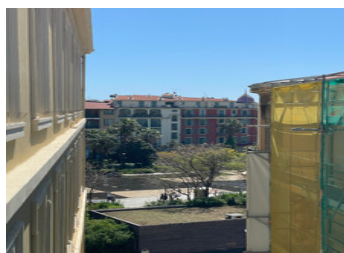
A bright living room with an open-plan kitchen opening onto a west-facing balcony,

A bedroom with dressing room opening onto a quiet east-facing balcony,

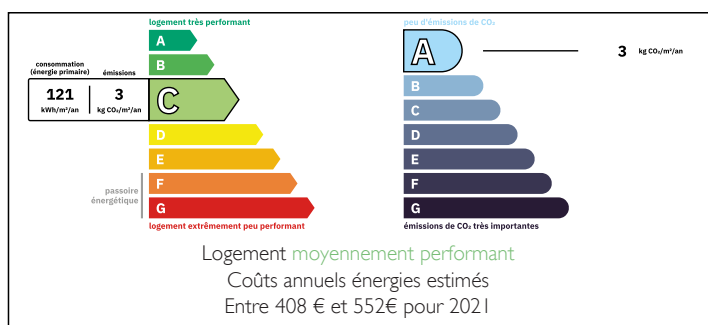
A modern shower room,

A separate toilet with washbasin, and convenient storage spaces.

Features include reversible air conditioning and beautiful high ceilings. The residence has low running costs, and seasonal rentals are permitted, making it

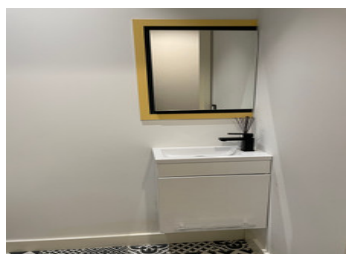
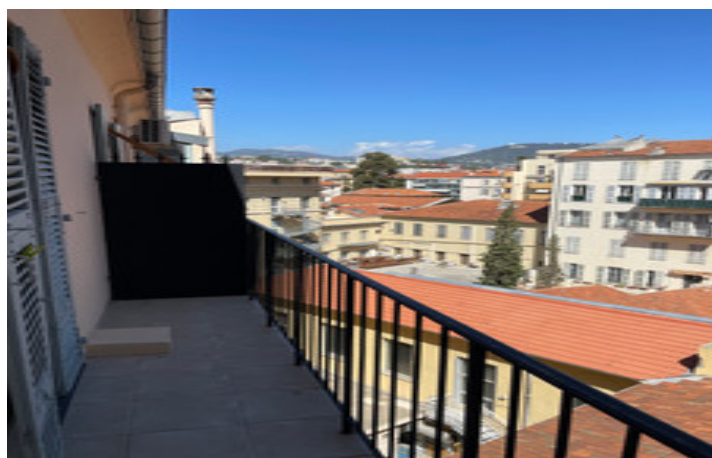


ENERGY - DPE



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: **814 EUR**

NOTES

DESCRIPTION

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An entrance hall,

A bright living room with an open-plan kitchen opening onto a west-facing balcony,

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A separate toilet with washbasin, and convenient storage spaces.

Features include reversible air conditioning and beautiful high ceilings. The residence has low running costs, and seasonal rentals are permitted, making it the ideal pied-à-terre in Nice with excellent rental income potential thanks to its prime location.

The Old Town and beaches are just a few minutes' walk away!

Co-owned building of 25 units

Provisional annual charges: 1100€

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