

Stunning 3-Bedroom Apartment in Cimiez with over 55 m of Sun-Drenched Terraces



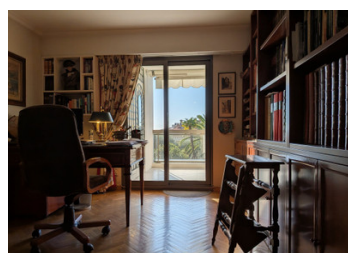
EXCLUSIVE

INFORMATION

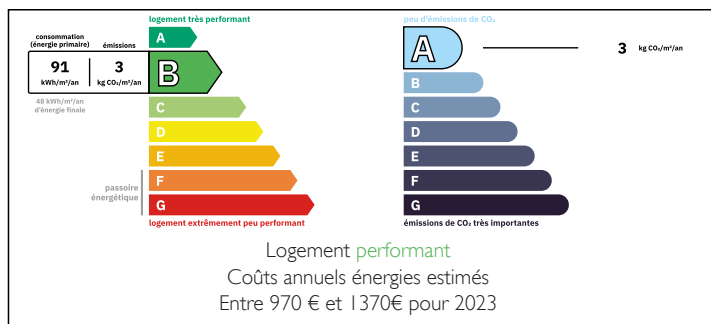
Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	111 m2
Outside Space:	55 m2

IN BRIEF

This exceptional 111 m² (1195 ft²) apartment is located in one of Nice's most distinguished neighborhoods, Cimiez. This spectacular apartment seamlessly combines spacious interiors, abundant natural light, and desirable outdoor living across two magnificent terraces totaling 55 m² (592 ft²). The heart of the home is a bright 39 m² living room that flows onto both terraces - one overlooking the serene pool and Mediterranean gardens, the other offering complete privacy for dining, hosting guests, or sunbathing. The property features three comfortable bedrooms with parquet wood flooring, two full bathrooms and a separate, fully equipped kitchen. The apartment also comes equipped with electric window shutters, air conditioning, and double-glazed aluminum windows. The property is located in a prestigious condominium which offers exceptional amenities including a private pool surrounded by beautifully landscaped gardens, a cave for additional storage, and...

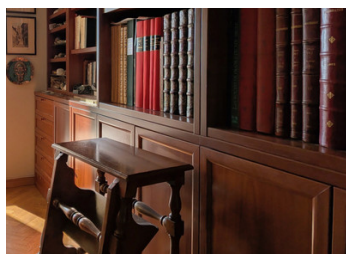


ENERGY - DPE



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

This incredible property in Cimiez offers sophisticated living within one of Nice's most sought-after neighborhoods. The apartment provides easy access to the city's cultural treasures while maintaining a peaceful residential atmosphere.

Cimiez is renowned as Nice's most prestigious hillside neighborhood, celebrated for its belle époque architecture, cultural richness, and tranquility. The neighborhood is home to world-class attractions including the Musée National Marc Chagall, just a 10-minute walk away, and the Matisse Museum nestled within the beautiful Jardin des Arènes de Cimiez. The charming Vieux Nice (Old Town Nice) is approximately 30 minutes on foot, perfect for exploring the vibrant markets, boutiques, and seaside cafés.

This apartment benefits from excellent connectivity: Bus 33 provides swift access to the city center and the Nice Tramway network, ensuring simple and swift navigation throughout the Côte d'Azur. For international travelers, Nice International Airport is a convenient 8.5 kilometers away - only 15 minutes by car or 40 minutes via public transport.

This rare combination of cultural proximity, residential security, and outstanding accessibility makes this property an excellent opportunity for discerning buyers seeking a prestigious home on the French Riviera.

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

LOCAL TAXES

Taxe foncière: 3073 EUR

NOTES