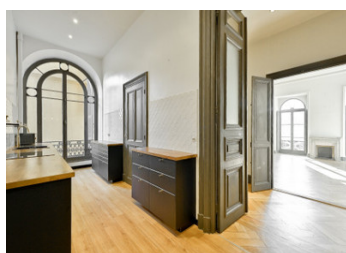
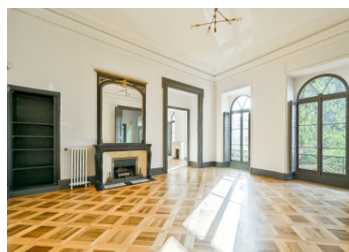


Ground floor 4room apt, 167m , 3 bedrooms, 1 bath, 1 shower, 2 toilets. Cellar and outdoor parking space.



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Nice            |
| Department: | Alpes-Maritimes |
| Bed:        | 3               |
| Bath:       | 2               |
| Floor:      | 167 m2          |
| Plot Size:  | 0 m2            |

## IN BRIEF

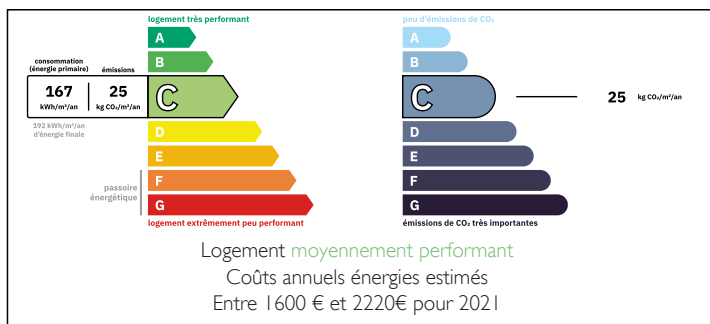
It is in this historic location, listed as a Historic Monument of Nice in 2006, this exceptional 167 sq m apartment with 3.80 m ceilings is for sale.

Located on the raised ground floor (where the former reception rooms were situated), this splendid four-room apartment will charm you with its vast, interconnected rooms with parquet flooring, its majestic doorways, and its seven immense, light-filled windows overlooking the gardens.

The elegant and refined apartment has been tastefully renovated and allows those who appreciate beautiful spaces to give free rein to their decorating desires, blending "modernity and classicism," or even "art and aesthetics."

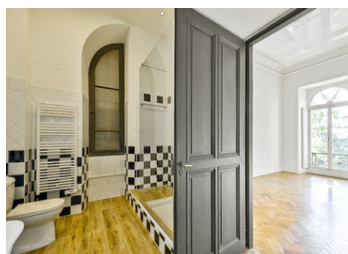
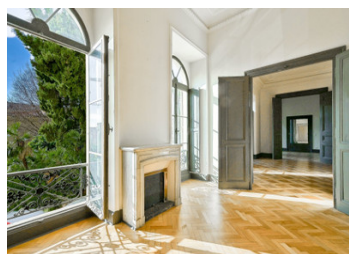
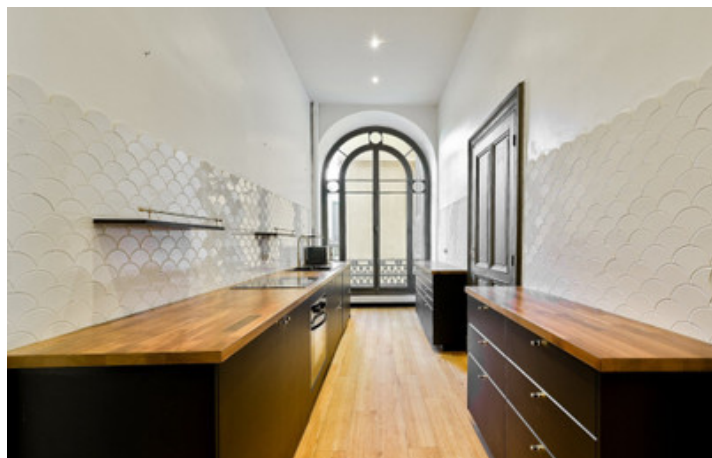
NB. The agreement regarding the repair of the shared retaining wall with Villa Printemps needs to be addressed. Everything is OK with the Villa Printemps co-ownership, but the "Palais de Nice"

## 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

It comprises an impressive gallery-style hallway leading to each room, two bedrooms (including a master suite) with their respective bathrooms, a superb kitchen with an unusual dining area, a dining room, a spacious living room, and a large dressing room.

- Natural gas heating: low-temperature communal gas boiler installed in 2016. Single-pipe radiator without thermostatic valves.

- Domestic hot water: 150L vertical electric storage water heater, 3-star (C) rating.

- Windows replaced in the traditional style by the seller: 9mm glass for sound insulation and airtightness. Type 404-2 Acoustic.

- No air conditioning, but it is possible (with condominium approval in compliance with current regulations and authorization from the city planning department) to install an air conditioning unit on the east-facing wall overlooking a walkway, on the kitchen window side.

- HOME PLUMBING quote for the installation of a ducted DAIKIN reversible air conditioning system with one outdoor unit, one indoor unit with air vents in the four main rooms, and a return air grille in the central hallway - Control via independent remote in each room: €20,287

For 2025, the quarterly charges are €1,648/quarter + €85/quarter ALUR Fund = €1,733 per quarter.

The work planned in the 2025 AGM minutes has all been paid for (final charges due in October 2025). An update is needed regarding the agreement for the repair of the shared retaining wall with Villa Printemps. Everything OK with the Villa Printemps co-ownership, but the "Palais de Nice" share budget has not yet been voted on in...

## NOTES