LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42201VAP06 Price: 640 000 EUR

agency fees to be paid by the seller

Elegant 75 m 1-bedroom apartment with character and balcony, located in Nice Baumettes

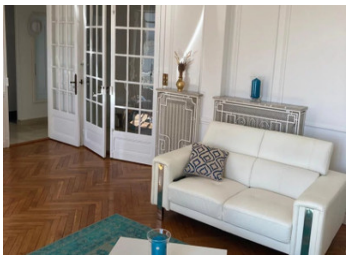






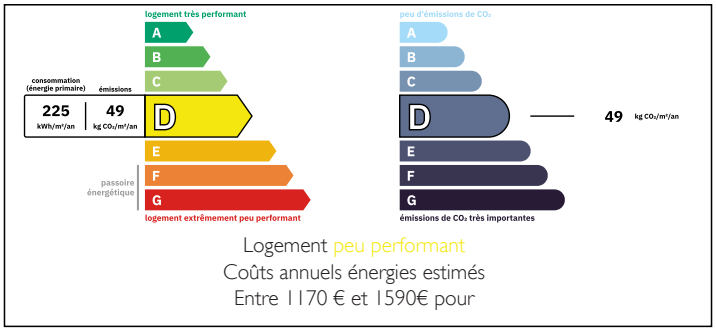








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1170 € et 1590€ pour

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	75 m2
Outside Space:	5 m2

IN BRIEF

Located in the former annex of the Château des Baumettes, built at the beginning of the 20th century, this sumptuous 74.76 m² two-room apartment offers a unique living environment, steeped in history and elegance.

Upon entering, the generous proportions and exceptional brightness immediately captivate.
The vast living room of nearly 314 sq ft stands out with its herringbone parquet flooring, period moldings, high ceilings, and large bay windows opening onto a 60 sq ft balcony offering unobstructed, peaceful views.
The spacious and refined bedroom invites you to relax in a cozy atmosphere. The separate, fully equipped kitchen adds a contemporary touch that blends perfectly with the spirit of the place.

In a quiet and green environment, just 450 meters from the Promenade des Anglais and close to

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42201VAP06 Price: 640 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1200 EUR**

NOTES

DESCRIPTION

Overview

This exceptional property is located in an iconic historic building in the Baumettes district, formerly an annex of the prestigious Château Baumettes.

The elegance of the period architecture is combined with carefully designed modern comforts, creating a unique and timeless atmosphere.

The natural light and unobstructed views enhance the serene and refined character of the apartment.

Layout

With a surface area of 74.76 m², the apartment consists of a large living room of 28.58 m² enhanced by herringbone parquet flooring, moldings, and high ceilings. Large windows open onto a 5.53 m² balcony, a true extension of the living room.

The spacious and elegant bedroom offers optimal comfort. The separate, fully equipped kitchen combines functionality and modernity. A shower room completes the apartment.

The apartment is sold furnished and benefits from an elevator, individual heating, and individual hot water.

Neighborhood

The Baumettes neighborhood is one of the most sought-after areas in Nice for its residential, green, and peaceful setting. Just a 6-minute walk from the Promenade des Anglais and the beaches, it offers the perfect balance between tranquility and urban life.

Shops, transportation, and amenities are within walking distance, making this address a privileged place to live, whether as a primary residence or a prestigious pied-à-terre.