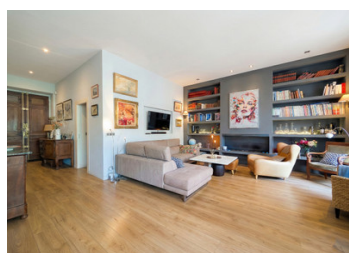


Beautiful four-room apartment located in an elegant, high-end Art Deco residence.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	96 m2
Plot Size:	0 m2



IN BRIEF

Beautiful 2-Bedroom Apartment in the Heart of the Sought-After Nice Fleurs – Gambetta Sud District

Located in an elegant, high-end Art Deco residence, this beautiful 2-bedroom apartment offers a refined and comfortable living environment.

Situated on the 2nd floor of a 5-storey building, the property features a spacious, light-filled living room enhanced by a large bow window, a fitted kitchen, two bedrooms, two bathrooms, and separate WC.

The apartment is in perfect condition and stands out for its harmonious proportions and excellent natural light.

A large cellar and a bicycle storage room complete this property.

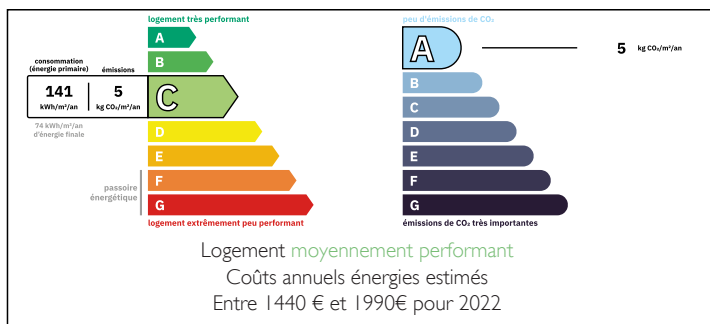
Garage available nearby.

Ideally located just steps from the sea and the city

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.

ENERGY - DPE





DESCRIPTION

Magnificent four-room apartment located within a remarkable Art Deco residence, offering a truly unique and prestigious living environment.

Fully and meticulously renovated and presented in perfect condition, this apartment stands out for its exceptional brightness, enhanced by a large bow window, and for its subtle balance between period charm and modern comfort.

The layout is spacious and well designed, featuring two beautiful bedrooms, two bathrooms, and separate guest toilets, ensuring optimal everyday comfort.

The Art Deco architecture and carefully preserved period details give this property a strong identity and rare character.

Ideally located in the immediate vicinity of public transport, shops, schools, and all amenities, the apartment enjoys a highly sought-after location.

The Nice Fleurs – Gambetta Sud district, one of the most desirable areas of the French Riviera's capital, is renowned for its Belle Époque charm, iconic architecture, peaceful atmosphere, and prime setting.

Co-owned building of 10 units
Provisional annual charges: 2400€

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

LOCAL TAXES

Taxe foncière: 1564 EUR

NOTES