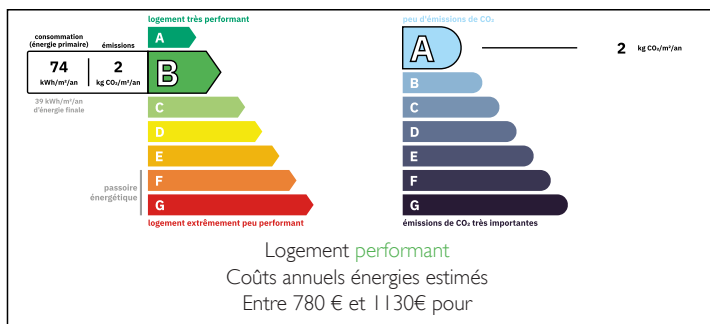


Turn key renovated 3-bedrooms apartment in elegant bourgeois building near Promenade des Anglais

EXCLUSIVE



ENERGY - DPE



INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Nice            |
| Department: | Alpes-Maritimes |
| Bed:        | 3               |
| Bath:       | 2               |
| Floor:      | 107 m2          |
| Plot Size:  | 0 m2            |

IN BRIEF

Ideally located just moments from the Promenade des Anglais and the Alsace-Lorraine tramway, this superb 3-bedrooms apartment of 107m2 has been fully renovated and is situated on the 1st floor of a charming bourgeois building with elevator.

Quiet and dual-aspect, the property impresses with its exceptional volumes, around 3.5-meter high ceilings, and elegant bow window. It features a spacious living area with a fully equipped open-plan kitchen, three bedrooms including one with an en-suite shower room, a second shower room, and two separate toilets.

Set within a small co-ownership with low service charges, the façade renovation has already been paid. Ducted air conditioning and modern finishes ensure optimal comfort.

The apartment can also be purchased fully furnished (optional).

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

### Overview

A rare opportunity to acquire a fully renovated apartment awaiting its first owner after complete remodeling, ideally located at 19 Boulevard Gambetta in one of Nice's most sought-after central locations.

The apartment is situated on the first floor of a magnificent Parisian-style bourgeois building with elevator, within a small and private condominium comprising only ten residential units. The residence enjoys a prime position in the highly popular lower section of Boulevard Gambetta, recently pedestrianized and ideally located between the sea and the Alsace-Lorraine tram station, both reachable within a short walking distance. Although centrally located, the apartment overlooks the quiet side street André Poullain, ensuring a peaceful living environment.

### Layout

The property benefits from a harmonious cross-layout with a main west-facing exposure, providing beautiful natural light throughout the day. The heart of the apartment is an impressive living space of approximately 50 m<sup>2</sup>, combining entrance area, open-plan kitchen and living room into a bright and elegant reception area. The exceptional ceiling height of approximately 3.5 meters, preserved in most rooms, creates remarkable volumes and enhances the refined bourgeois character, while a beautiful bow window in the living room adds further charm and architectural elegance.

The apartment features three comfortable bedrooms measuring approximately 15 m<sup>2</sup>, 14 m<sup>2</sup> and 10.5 m<sup>2</sup>, including a master bedroom with its own integrated shower room. A second spacious shower room with Wc as well as an additional guest Wc complete the layout.

## LOCAL TAXES

Taxe foncière: **1670 EUR**

## NOTES