LEGGETT
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Ref: A43643MRB06 Price: 895 000 EUR

agency fees to be paid by the seller

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

EXCLUSIVE







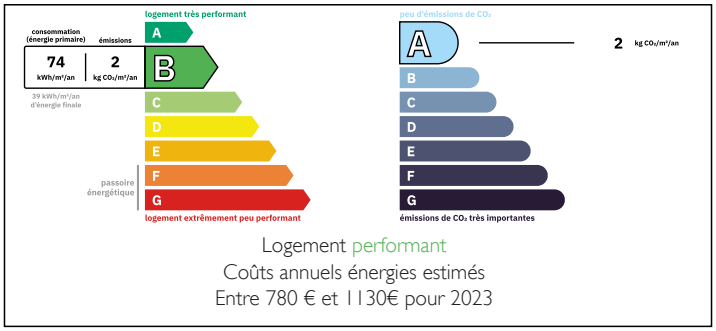








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 780 € et 1130€ pour 2023

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).

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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.

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LOCAL TAXES

Taxe foncière: **1670 EUR**

NOTES

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 m², 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 m², 14 m² and 10.5 m², 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.