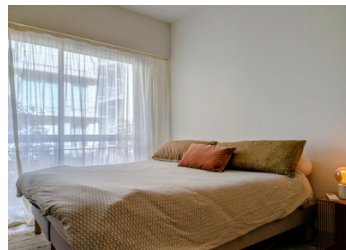


## Stylishly Decorated Turnkey 2-Bedroom Apartment in Nice's Cimiez Neighborhood



## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Nice            |
| Department:    | Alpes-Maritimes |
| Bed:           | 2               |
| Bath:          | 1               |
| Floor:         | 80 m2           |
| Outside Space: | 6 m2            |

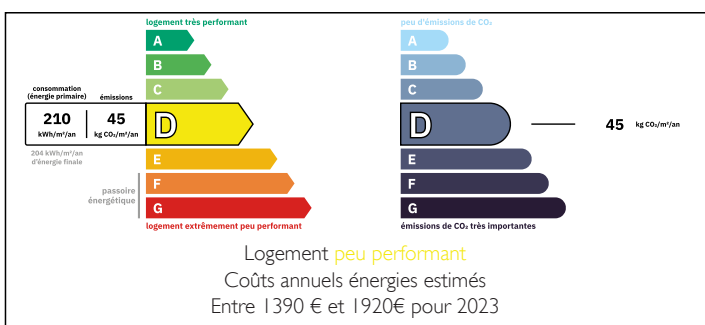


## IN BRIEF

Spanning 80m<sup>2</sup> across three well-proportioned rooms, this fully air-conditioned apartment has been decorated by an interior designer and is sold fully furnished — making it completely move-in ready.

The living room opens onto a south-facing terrace of 6m<sup>2</sup>, perfect for enjoying the Mediterranean sunshine. The fully equipped kitchen is ready for immediate use, while both bedrooms feature built-in wardrobes providing ample storage. The bathroom includes both a bath and shower, complemented by a separate WC. Double-glazed windows with security shutters ensure a quiet and secure environment. Located in a well-maintained condominium on a quiet cul-de-sac, residents also benefit from an on-site concierge, a private garage, and a secure cellar for additional storage.

## 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

This stylish apartment is a rare turnkey opportunity in one of Nice's most sought-after neighborhoods, equally suited as a primary residence, second home, or investment property.

This 2-bedroom apartment spans 80m<sup>2</sup>, with a south-facing terrace of 6m<sup>2</sup>. Both bedrooms feature built-in wardrobes, the bathroom includes a bath and shower, and there is a separate WC. The kitchen is fully equipped. Double-glazed windows with security shutters ensure a quiet and secure environment. The condominium is well-maintained, sits on a quiet cul-de-sac, and benefits from an on-site concierge. A private garage and secured cellar are included.

### Key Features:

- Air conditioned
- Hot and cold water included in condo fees
- Central heating
- Double glazed aluminum windows
- Designer decorated and furnished
- Renovated with high quality materials
- Secure condominium with on site concierge
- Private garage
- Cellar for additional storage

## LOCAL TAXES

Taxe foncière: 2000 EUR

## NOTES

Cimiez is one of Nice's most distinguished residential neighborhoods, known for its architecture, tree-lined boulevards, and calm atmosphere. The apartment is within a 10-minute walk of the Matisse Museum and the Jardin des Arènes de Cimiez, home to Roman ruins and rose gardens. The neighborhood is well served by bus routes connecting to Old Nice and the city center, and Nice Côte d'Azur International Airport is just a 15-minute drive away.

### Property Layout:

- Entrance: 9.93m<sup>2</sup>
- Living Room: 24.68m<sup>2</sup>