LEGGETT
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Ref: A44959VAP06 Price: 599 000 EUR

agency fees to be paid by the seller

Charming 2-Bed Corner Apartment in Nice Musiciens – Parisian Style, High Ceilings, 4 Balconies & Lift

EXCLUSIVE







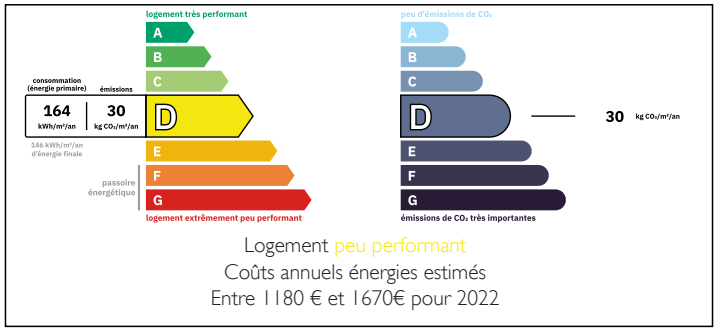








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1180 € et 1670€ pour 2022

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	69 m2
Outside Space:	4 m2

IN BRIEF

Vahe Pekmez and Leggett Intl Real Estate present an idyllic corner apartment on the prestigious Rue Rossini in the heart of the Musiciens district.

Set on the 4rd floor of a well-maintained Parisian-style building with a lift, the property boasts high 3m ceilings and original herringbone parquet flooring.

The interior is in excellent condition, featuring reversible air conditioning, double glazing, and beautiful ornamental radiators that are connected to an individual gas heater.

The layout is exceptionally bright, with four small balconies offering open views from every room.

Residents benefit from a central location within walking distance to the Alsace Lorraine tram station and the Promenade des Anglais.

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.

Monthly fees...

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LOCAL TAXES

Taxe foncière: **1514 EUR**

NOTES

DESCRIPTION

OVERVIEW:
This beautiful two-bedroom apartment is located in one of Nice's most sought-after residential neighborhoods: "Les Musiciens." Occupying a rare corner position in a classic Parisian-style building, the apartment is flooded with natural light throughout the day. The property has been meticulously maintained and is presented in excellent condition, requiring no additional works. Modern comforts such as reversible air conditioning and double-glazed windows have been seamlessly integrated with the apartment's historical charm, which includes 3-meter high ceilings and exquisite herringbone parquet floors. The small size of the condominium (only 14 apartments) ensures a quiet and exclusive living environment.

LAYOUT:
The apartment features a grand corridor that serves all rooms effectively, maximizing the sense of space.

The total interior living surface is 69.15 m2.
Entrance Hal): 8.38 m2
Living Room: 12.48 m2
Bedroom 1: 13.02 m2 – accesses a larger balcony sufficient for a table and two chairs. Bedroom 2: 14.47 m2
Kitchen: 9.54 m2
Walk-in Closet: 3.62 m2
Shower Room: 3.84 m2 featuring a double washbasin.
WC: 1.14 m2
Four individual balconies totaling approximately 4.33 m2.
Basement Storage: A very spacious storage room of 9.43 m2 .

AREA:
The Musiciens district is renowned for its architectural beauty, characterized by grand Belle Époque and Bourgeois buildings named after famous composers. Located just a short stroll from the Alsace Lorraine garden and its underground tram