LEGGETT
IMMOBILIER INTERNATIONAL

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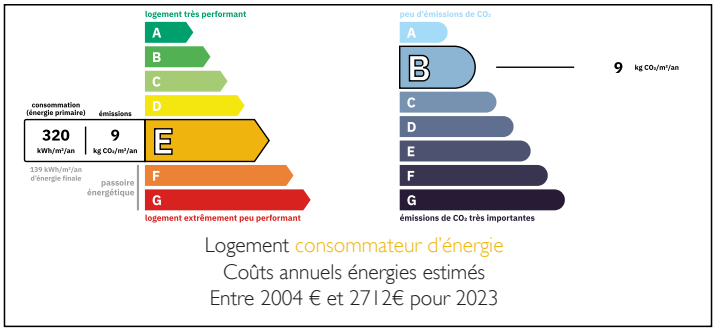
Ref: A45135ROJ06 Price: 650 000 EUR

agency fees to be paid by the seller

Art Deco Apartment with Balcony in Nice's Old Town

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2004 € et 2712€ pour 2023

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	82 m2
Outside Space:	6 m2

IN BRIEF

Ross Johnson and Leggett International Real Estate are delighted to present this fully renovated 2-bedroom apartment of 82 m², located on the 4th floor of a charming building in the heart of Nice's historic Old Town.

This two bedroom apartment blends rustic character with refined Art Deco styling to striking effect. The result is a distinctive, light-filled home with genuine personality.
The generous 25 m² living room serves as the centerpiece of the apartment, leading out to a 6 m² balcony where you can take in the atmosphere of Old Town's lively streets.

The fully equipped kitchen offers practical everyday functionality. Both bedrooms are well-proportioned and full of natural light. The apartment comes with two full bathrooms and one separate WC. Thoughtful renovations include double-glazed

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.

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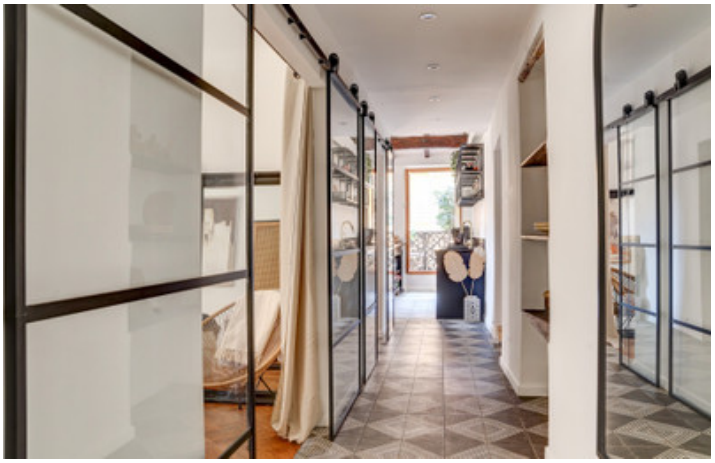

LOCAL TAXES

Taxe foncière:	**942 EUR**

NOTES

DESCRIPTION

This fully renovated 82 m² apartment is located on the 4th floor of a building in the heart of Nice's historic Old Town. Designed by an interior designer in a distinctive Art Deco style, it features a bright 25 m² living room, two bedrooms, two bathrooms, a separate WC, a fully equipped kitchen, and a 6 m² balcony overlooking the vibrant streets below.

The property is presented in turnkey condition with double glazing, electric heating, and security shutters throughout.

Room Details:
Living room and kitchen: 25 m²
Kitchen: Fully equipped
Bedroom 1: 17 m²
Bedroom 2: 11 m²
Balcony 6 m²
Total surface area: 82 m²

Situated in the historic heart of Vieux Nice, this apartment places you at the center of one of the most vibrant and sought-after neighborhoods on the French Riviera. The Old Town's narrow streets are lined with shops, cafés, and galleries.

The neighborhood is exceptionally well connected by public transport. Nice's Tram Line 1 is just minutes away, providing direct links across the city, including to the main train station and the commercial center. Several bus routes also serve the area. Nice Côte d'Azur International Airport is located approximately 8 km to the west, easily reachable in around 20 minutes by car or via the tram network.

The Promenade des Anglais and the Mediterranean seafront are a short walk south. For buyers seeking a one of a kind property on the Côte d'Azur — whether as a holiday retreat or a year-round residence — this Old Town location...