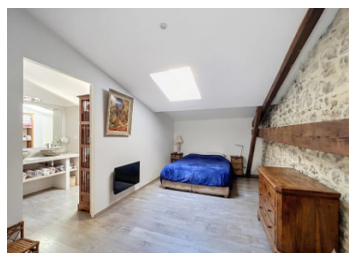
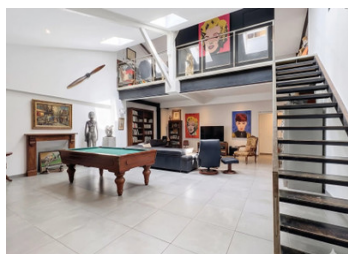


5room townhouse, 203 m , 5 floors. 2 beds, 2 baths. Potential for professional use (subject to authorisations)



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	0
Floor:	203 m2
Plot Size:	0 m2



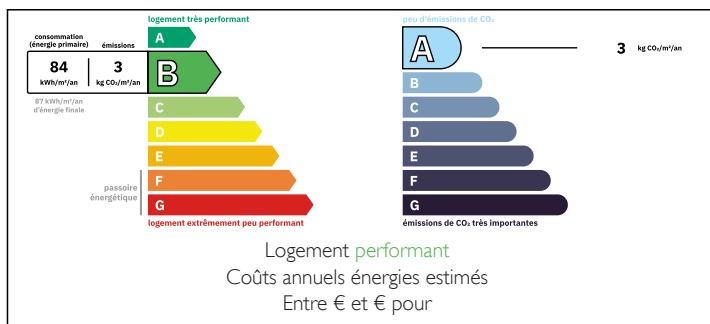
IN BRIEF

Just steps from the port, in the heart of a vibrant and sought-after Nice neighborhood, this distinctive loft offers a rare atmosphere—blending a living space, a creative studio, and an exclusive, private address.

The property captivates with its strong identity: open-plan volumes, an industrial-atelier aesthetic, and a calm, unique ambiance. Its multi-level layout, featuring a mezzanine, allows for various uses depending on needs—whether as a character-filled urban residence, a port-side *pied-à-terre*, a creative studio, or an intimate exhibition space.

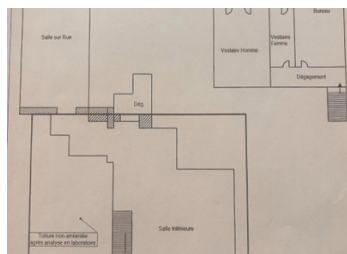
The property's character lends itself perfectly to an artistic setting. Its spacious volumes, contemporary style, and central location make it an ideal backdrop for showcasing artworks, hosting select clients, or establishing a private gallery (subject to necessary permits and the unit's official designated use).

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

Au rez de chaussée se situe d'un côté le salon et la cuisine et de l'autre côté, l'espace nuit avec 2 chambres et une salle d'eau et plusieurs espaces de rangement y compris un dressing.

Au 1er étage, 3 chambres et 1 salle de bain, un wc séparé et un loggia.

892

Located in the immediate vicinity of the tram, shops, restaurants, the harbor, and the Old Town, this loft appeals to buyers seeking a unique property with genuine character and a versatility rarely found in the area.

An inspiring space—blending residential living, art, and professional use—designed for those looking for something beyond the standard apartment.

Key features:

- Sought-after address in the harbor district
- Loft/studio/gallery aesthetic
- Open-plan layout and unconventional design
- Mezzanine level
- Potential for artistic use or exhibition space
- Close proximity to the harbor, tram, shops, and restaurants

The feasibility of professional (excluding restaurants/bars), artistic, or gallery use is subject to confirmation regarding condominium bylaws, the property's designated use, local zoning regulations, and any necessary permits.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES