

3 room apartment 55m . 5th floor of 6. 2 bedrooms, 1 shower room. Sold furnished.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	55 m2
Plot Size:	0 m2

IN BRIEF

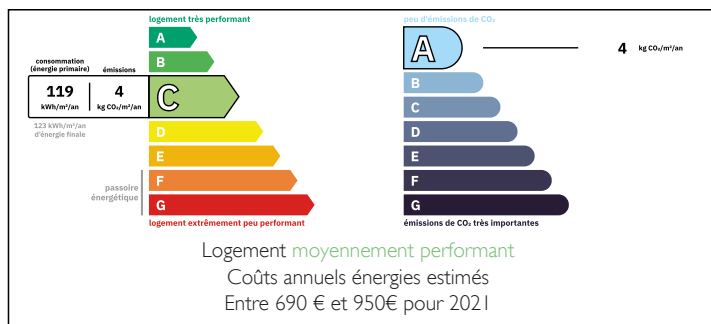
Ideally located in the sought-after Port district of Nice—close to the tram, local shops, and cultural attractions, and just steps from the sea with direct access to the airport—this 55.3 m² apartment will captivate you with its lovely living area and contemporary décor. It is being sold furnished.

You will enjoy modern comforts, including reversible air conditioning, double glazing, and high-speed internet access. The layout centers around a welcoming living room, a functional kitchen, and two bedrooms—one featuring an elegant sliding door for added convenience.

The apartment is situated in a building with an elevator, ensuring easy daily access. Perfectly positioned to enjoy the Nice lifestyle—right next to the port, shops, and transport links—it makes an ideal primary residence or a "pied-à-terre" in the city. A major highlight is its quiet atmosphere.

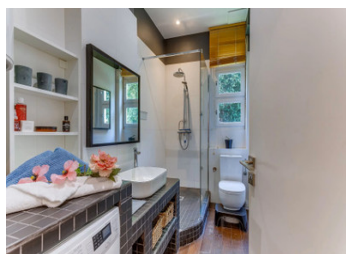
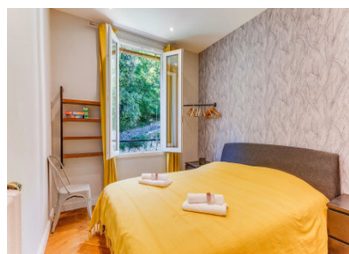


ENERGY - DPE



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

Comprising three rooms—including two bedrooms—it offers a warm, inviting living space featuring herringbone parquet flooring, large windows, and an unobstructed view of the surrounding greenery and trees. In winter, when the trees shed their leaves, you can catch a glimpse of the sea.

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

LOCAL TAXES

Taxe foncière: 995 EUR

NOTES