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Ref: A47639MRB06 Price: 415 000 EUR

agency fees to be paid by the seller

Exceptional Renovated 2-Bedroom Apartment with Panoramic Sea Views in Nice West – Lanterne







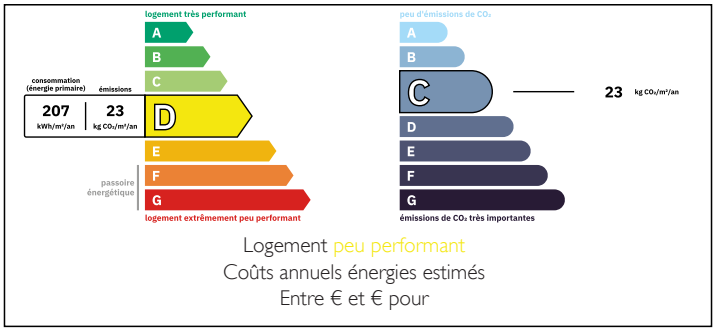








ENERGY - DPE



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	68 m2
Outside Space:	10 m2

IN BRIEF

Exclusive Listing – Nice Lanterne. Just a 5-minute walk from the tramway and the famous Promenade des Anglais, this superb 68m2, 2-bedroom apartment has been fully renovated to a high standard. Located on the 2nd floor with lift in a secure, well-maintained residence, it offers a bright and peaceful living environment with a south-facing panoramic view over the Mediterranean.

The apartment is dual-aspect and features a beautiful terrace overlooking the sea, as well as a second outdoor space with pleasant views over the surrounding residential area. It comprises a bright living room, two bedrooms, a fully equipped separate kitchen, dressing room, walk-in shower room and separate WC.
Reversible air conditioning, double glazing and electric shutters ensure year-round comfort.

A cellar is included.

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: **1200 EUR**

NOTES

DESCRIPTION

OVERVIEW

A turnkey property with exceptional panoramic sea views.

Exclusively offered, this elegant 68 m2 2-bedroom apartment is located in the sought-after residential area of La Lanterne in Nice, combining quality renovation, generous natural light, outdoor living and spectacular views over the Mediterranean.

Situated on the 2nd floor of a secure residence with lift, the apartment offers a peaceful and highly desirable setting. Fully renovated using quality materials, it is presented in excellent condition and requires no renovation work.

The main terrace is undoubtedly one of the property's highlights, providing an exceptional outlook over the Mediterranean and an ideal setting for enjoying the Côte d'Azur lifestyle. A second balcony offers a pleasant view towards the charming surrounding houses.

With the tramway, beaches, shops and everyday amenities all within easy reach, this property is equally suited to a primary residence, a family home or an elegant Côte d'Azur pied-à-terre.

CONFIGURATION

With a Carrez Law surface area of 68m2, the apartment is dual-aspect and benefits from a practical and well-balanced layout.

It comprises:

Welcoming entrance hall
Bright living room of approximately 20m2
Fully equipped separate kitchen
Two bedrooms
Dressing room
Modern shower room with walk-in shower