LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48562MRB06 Price: 275 000 EUR

agency fees to be paid by the seller

NICE – FLEURS DISTRICT | CHARMING RENOVATION PROJECT IN A PRESTIGIOUS BOURGEOIS BUILDING WITH 4M CEILINGS















INFORMATION

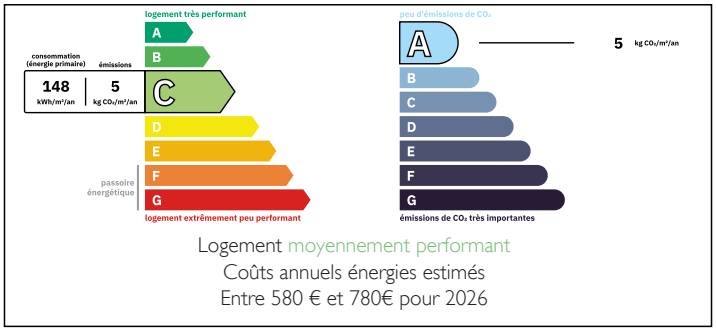
Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	34 m2
Plot Size:	0 m2

IN BRIEF

Located in the highly sought-after Fleurs district of Nice, this charming 1-bedroom apartment is situated on the 2nd floor with lift in a beautiful period bourgeois building.

Enjoying a full south-facing exposure and exceptional ceiling heights of nearly 4 m, the property offers generous volumes and remarkable potential. With a Carrez surface area of 34.5 sqm and an advertised living area of 51 m2, it comprises a spacious living and dining room with a separate fitted kitchen, a large bright bedroom, a shower room and a generous mezzanine with integrated storage. Some refurbishment is required to restore its original charm. Ideally located just a 2-minute walk from the Promenade des Anglais and 5 minutes from two tramway lines.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 580 € et 780€ pour 2026

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

OVERVIEW

The charm of period architecture in the heart of Nice.

Located in the highly desirable Fleurs district, this charming apartment occupies the 2nd floor of a beautiful bourgeois period building with a lift.

Its standout feature is the exceptional ceiling height of nearly 4 m, creating a wonderful sense of space and highlighting its unique architectural character.

Facing due south, the apartment enjoys abundant natural light throughout the day. Its distinctive layout, featuring a spacious mezzanine and integrated storage, offers interesting possibilities for optimisation and personalisation.

Some refurbishment would allow the future owner to restore its full character and elegance.

An attractive opportunity for lovers of period properties seeking a pied-à-terre, a first home or an investment in one of Nice's most desirable neighbourhoods.

LAYOUT

With a Carrez Law surface area of 34.5 sqm and an advertised living area of 51 sqm, the apartment comprises:

- An entrance hall opening onto a spacious living and dining area.
- A separate fitted and equipped kitchen with plenty of integrated storage.
- A large, light-filled bedroom.
- A shower room.
- A separate WC.
- A generous mezzanine providing additional space and integrated storage.

Additional features include double glazing, fibre-optic internet and individual electric heating.

The south-facing exposure, generous volumes and

LOCAL TAXES

Taxe foncière: **1000 EUR**

NOTES