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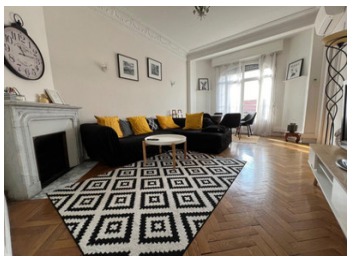
Ref: A48677OVI06 Price: 420 000 EUR

agency fees to be paid by the seller

Nice - Musicians district Elevated floor, bright 2 bedrooms apartment, a cellar







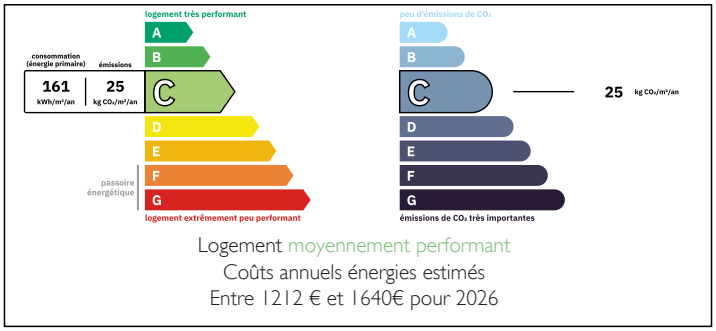








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1212 € et 1640€ pour 2026

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	0 m2

IN BRIEF

Nice - Musicians district - Elegant 2-Bedroom Apartment | Timeless Bourgeois Charm

Set within a beautiful 1927 period building with a lift, this superb 82 m² apartment is located on the 4th floor of a five-storey residence.

South-facing, the apartment enjoys excellent natural light, generous proportions and beautiful high ceilings, characteristic of the elegant architecture of the period.

It comprises an entrance hall, a spacious living room, a separate kitchen, two generously sized bedrooms, a large bathroom with WC, and a second separate guest WC.

The property retains all the charm of its original features, including elegant herringbone oak parquet flooring, while offering modern comforts such as double glazing, air conditioning and electric roller shutters.

A beautiful character property combining timeless period elegance and contemporary comfort.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

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Sold with a cellar

Information about the risks this property may be exposed to is available on the Géorisques website: www.georisques.gouv.fr»

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