LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48747MRB06 Price: 305 000 EUR

agency fees to be paid by the seller

NICE – GAMBETTA | LUXURY TOP-FLOOR 1-BEDROOM APARTMENT WITH PANORAMIC VIEWS, LARGE TERRACE, BALCONY & GARAGE















INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	63 m2
Outside Space:	33 m2

IN BRIEF

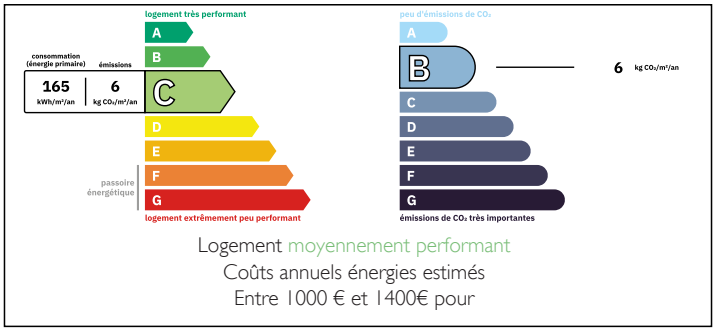
Located in one of the area's finest luxury residences, designed by a renowned architect in the early 1980s, this superb 62.73 m2 corner apartment occupies the top floor and benefits from lift access.

Bright and dual-aspect, it offers panoramic views over the hills, the city and the sea. The spacious 33m2 living room and bedroom open onto a generous 26.80 m2 terrace and a 6.22 m2 balcony, creating exceptional outdoor living spaces.

Features include reversible air conditioning, a separate semi-equipped kitchen, bathroom and separate WC.

A private underground garage and cellar complete the property. Secure residence with on-site caretaker, ideally located near shops, the Libération market and public transport.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1000 € et 1400€ pour

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: **1635 EUR**

NOTES

DESCRIPTION

OVERVIEW

Situated within one of the finest luxury residences in the area, designed by a renowned architect in the early 1980s, this remarkable 62.73m2 corner apartment occupies the top floor and benefits from lift access.

Bright and dual-aspect, the property stands out for its generous volumes, carefully designed layout and panoramic views over the surrounding hills, the city and the Mediterranean Sea.

The spacious 33m2 living and dining area and bedroom both open onto two outstanding outdoor spaces: a magnificent 26.80 sqm terrace and a 6.22 m2 balcony.

These generous outdoor areas offer the perfect setting for entertaining, relaxing or enjoying the exceptional Côte d'Azur lifestyle throughout the year.

A true urban oasis, the property also benefits from a private underground garage and cellar, within a secure residence featuring a permanent on-site caretaker.

A rare opportunity, ideal as a comfortable primary residence or an elegant Côte d'Azur pied-à-terre.

LAYOUT

With a Carrez Law surface area of 62.73 sqm, this corner apartment offers a well-designed and functional layout.

It comprises:

- An entrance hall with storage
- A spacious 33.08 m2 living and dining room, filled with natural light and opening onto the outdoor spaces
- A separate semi-equipped kitchen
- A comfortable bedroom
- A bathroom