



MAGNIFICENT 2-BEDROOMS CORNER
APARTMENT, 70M2, TASTEFULLY RENOVATED IN
THE HEART OF NICE - COULÉE VERTE

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2-BEDROOMS CORNER
APARTMENT, 70M2,
TASTEFULLY RENOVATED
IN THE HEART OF NICE -
COULÉE V...



PROPERTY FACT FILE	
REFERENCE	A41244VAP06
PRICE	€ 630,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	70 m²
LAND	3 m²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	New Build
FEATURES	Mains Drains, Double glazing, Balcony
*Price based on current exchange rate which is subject to change	



- Exceptional location near Place Masséna
- Renovated with high-end materials
- High-quality services: comfort and security
- Air conditioning, double glazing, reinforced door
- Near the green corridor, Promenade des Anglais

MAGNIFICENT
2-BEDROOMS CORNER
APARTMENT, 70M2,
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IN THE HEART OF NICE -
COULÉE V...

Ref : A4I244VAP06

Experience elegance in the heart of Nice.

This superb 69.33 m² 2-bedrooms apartment is ideally located just a few steps from the famous Place Masséna. Nestled on the first floor of a charming old building, this corner property has been completely

DESCRIPTIF

Overview

In the heart of Nice's historic center, this elegant 69.33 m² apartment charms with its perfect blend of authenticity and modernity. Just a stone's throw from Place Masséna and the Promenade des Anglais, it embodies the charm of Nice in all its splendor. Its generous proportions, natural light, and complete renovation make it an exceptional property.

The rare and sought-after location combines a relaxed lifestyle with urban prestige.

Layout

Located on the first floor of a small building in Nice without an elevator, this corner apartment stands out for its functional layout and elegant renovation.

The large living room, bathed in light thanks to its southeast exposure, features a modern, fully equipped open-plan kitchen. The two connecting bedrooms form a harmonious sleeping area, ideal for a couple or a family. Two contemporary bathrooms complete the comfort of this refined interior.

The finishes are exemplary: reversible air conditioning, forced-air heating, double glazing, PVC joinery, shutters, reinforced door, and high-quality materials. The two balconies, with a total surface area of 2.65 m², are a pleasant extension of the living areas, offering a charming outdoor space in the heart of the city.

Neighborhood

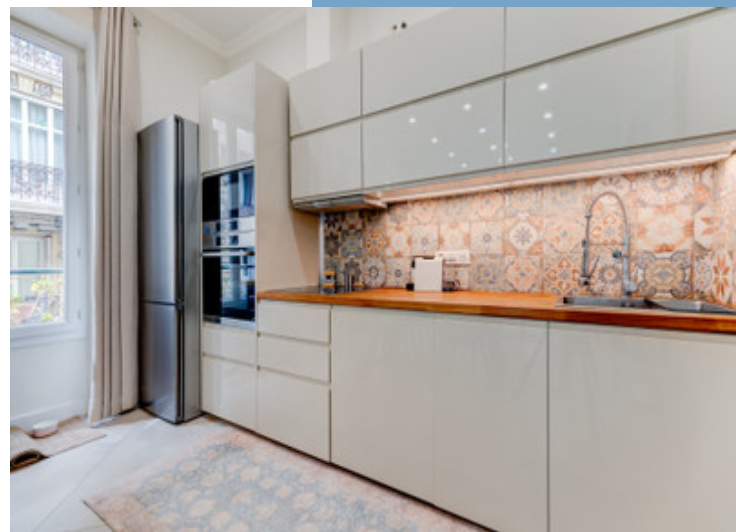
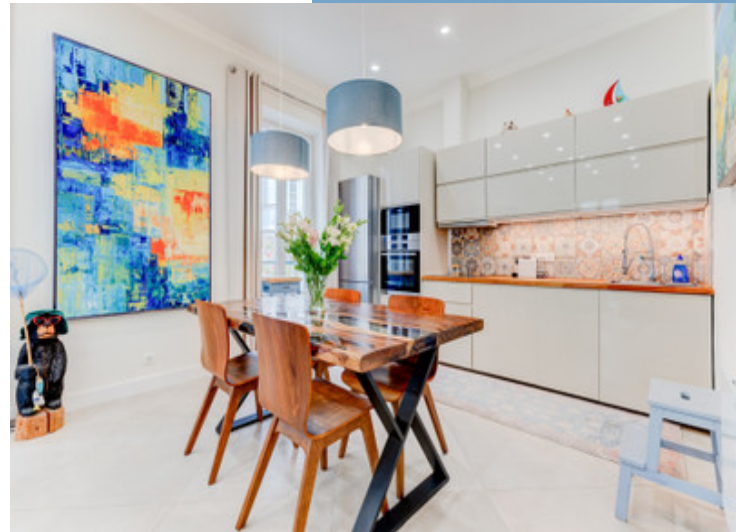
The location of this apartment is simply exceptional. Just a few meters from Place Masséna, the pedestrian zone, and Old Nice, it benefits from a dynamic and authentic living environment.

The neighborhood is home to the city's most beautiful addr

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A4I244VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

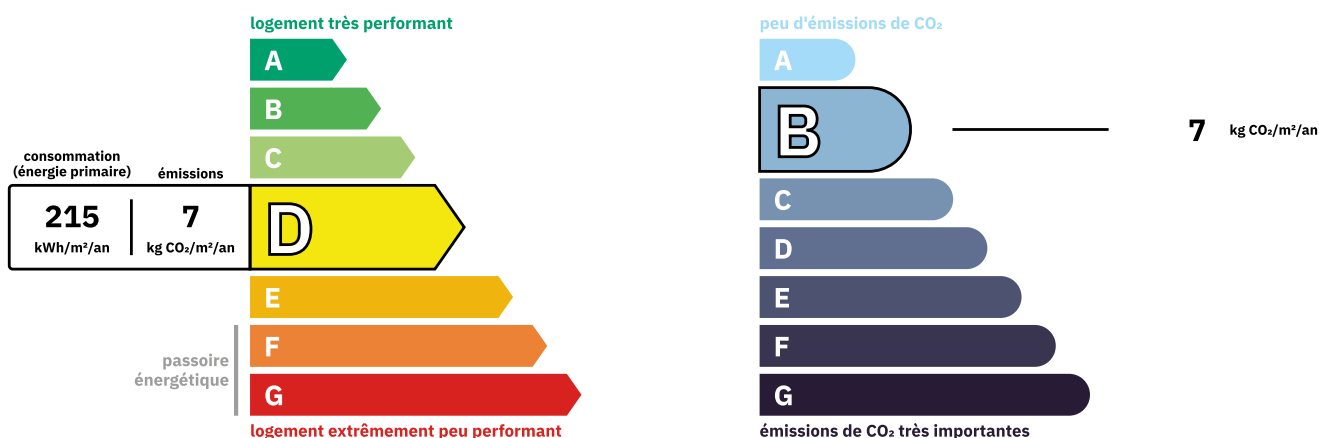
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ENERGIE-DPE

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



Estimated annual energy costs
between € and € for

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CONTACT

Réf : A4I244VAP06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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