



TURN KEY RENOVATED 3-BEDROOMS  
APARTMENT IN ELEGANT BOURGEOIS BUILDING  
NEAR PROMENADE DES ANGLAIS

TURN KEY RENOVATED  
3-BEDROOMS APARTMENT  
IN ELEGANT BOURGEOIS  
BUILDING NEAR  
PROMENADE DES  
ANGLAIS...



PROPERTY FACT FILE	
REFERENCE	A43643MRB06
PRICE	€ 990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	107 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	New Build
FEATURES	Mains Drains, Fiber optic, Lift

\*Price based on current exchange rate which is subject to change



- Generous 50 m<sup>2</sup> living space, natural light
- Rare 3.5 m ceiling height, volume and elegance
- Fully renovated with turnkey option available
- Prime central location near the Promenade
- Low fees and exterior renovation included

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Ideally located just moments from the Promenade des Anglais and the Alsace-Lorraine tramway, this superb 3-bedrooms apartment of 107m<sup>2</sup> has been fully renovated and is situated on the 1st floor of a charming bourgeois building with elevator.

## DESCRIPTION

### Overview

A rare opportunity to acquire a fully renovated apartment awaiting its first owner after complete remodeling, ideally located at 19 Boulevard Gambetta in one of Nice's most sought-after central locations.

The apartment is situated on the first floor of a magnificent Parisian-style bourgeois building with elevator, within a small and private condominium comprising only ten residential units. The residence enjoys a prime position in the highly popular lower section of Boulevard Gambetta, recently pedestrianized and ideally located between the sea and the Alsace-Lorraine tram station, both reachable within a short walking distance. Although centrally located, the apartment overlooks the quiet side street André Poullain, ensuring a peaceful living environment.

### Layout

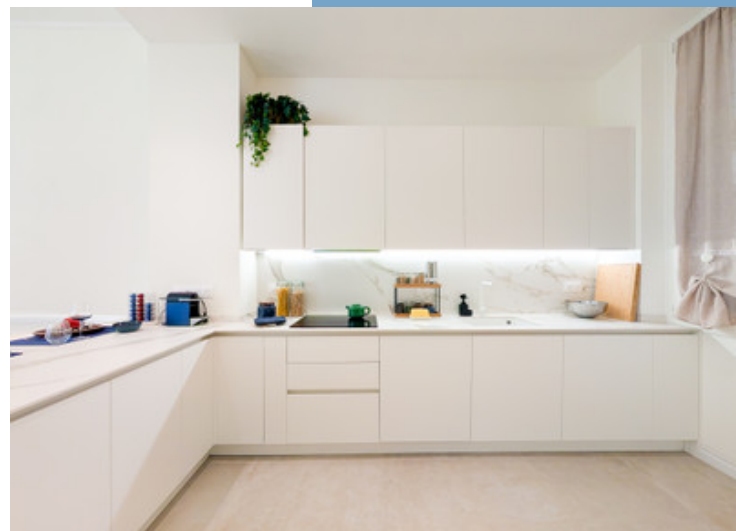
The property benefits from a harmonious cross-layout with a main west-facing exposure, providing beautiful natural light throughout the day. The heart of the apartment is an impressive living space of approximately 50 m<sup>2</sup>, combining entrance area, open-plan kitchen and living room into a bright and elegant reception area. The exceptional ceiling height of approximately 3.5 meters, preserved in most rooms, creates remarkable volumes and enhances the refined bourgeois character, while a beautiful bow window in the living room adds further charm and architectural elegance.

The apartment features three comfortable bedrooms measuring approximately 15 m<sup>2</sup>, 14 m<sup>2</sup> and 10.5 m<sup>2</sup>, including a master bedroom wi...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43643MRB06>

COMPLETE FILE AND PHOTO ON REQUEST



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

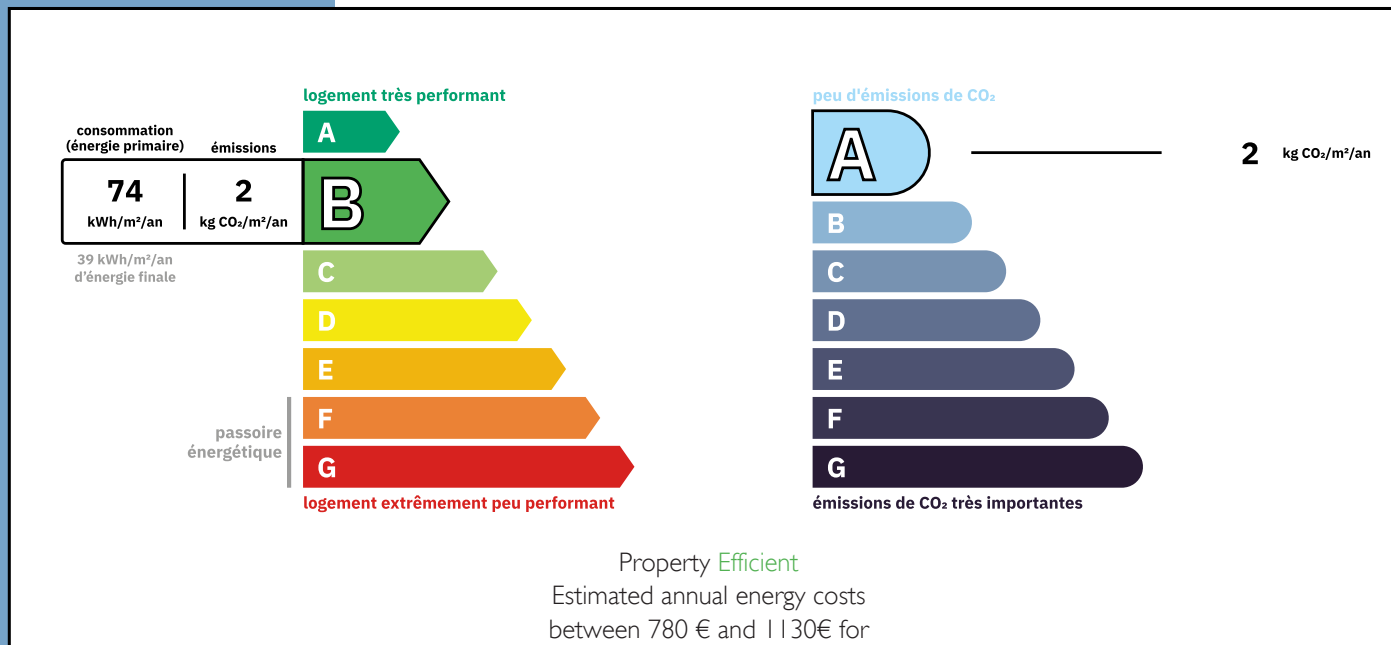
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## ENERGIE-DPE

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



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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