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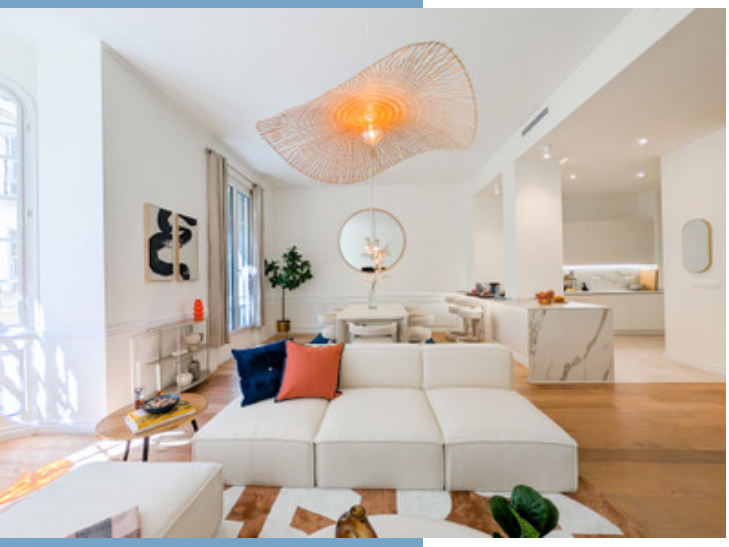


TURN KEY RENOVATED 3-BEDROOMS APARTMENT IN ELEGANT BOURGEOIS BUILDING NEAR PROMENADE DES ANGLAIS

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









PROPERTY FACT FILE

REFERENCE	A43643MRB06
PRICE	€ 895,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	107 m²
LAND	0 m²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	New Build
FEATURES	Mains drainage, Fiber optic, Lift

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

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- Generous 50 m² living space, natural light
- Rare 3.5 m ceiling height, volume and elegance
- Fully renovated, sold furnished
- 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 107m2 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.

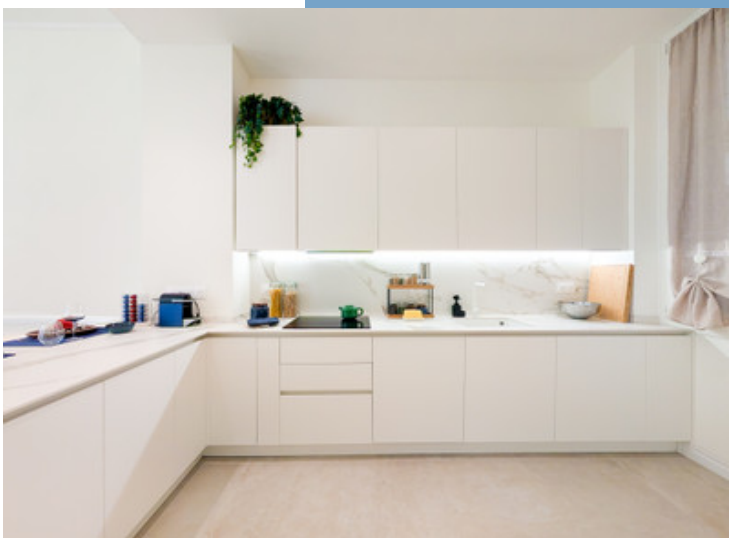
The apartment is situated on the first floor of a magnificent Parisian-style bourgeois building with elevator, within a small and private condominium comprising only ten residential units. The residence enjoys a prime position in the highly popular lower section of Boulevard Gambetta, recently pedestrianized 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 m², 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 m², 14 m² and 10.5 m², including a master bedroom wi...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43643MRB06

COMPLETE FILE AND PHOTO ON REQUEST

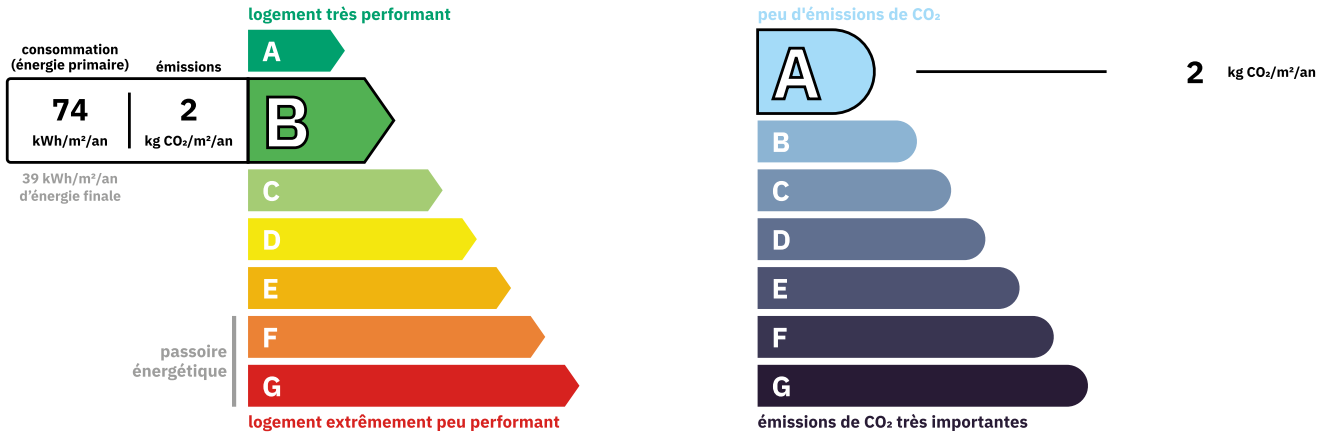
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 780 € and 1130€ for 2023

NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A43643MRB06

FILE COMPLETE AND PHOTOS ON REQUEST

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