



DUPLEX 3 BEDROOM APARTMENT AT PLACE MASSÉNA, NICE

www.leggettprestige.com

DUPLEX 3 BEDROOM APARTMENT AT PLACE MASSÉNA NICE





PROPERTY FACT FILE

REFERENCE A26570MCL06

PRICE € 770,000 £ 662,624*

*agency fees to be paid by the seller

BEDROOM 3

BATHROOM 3

ACCOMMODATION 105 m²

LAND 0 m²

TOWN Nice

DEPARTMENT Alpes_Maritimes

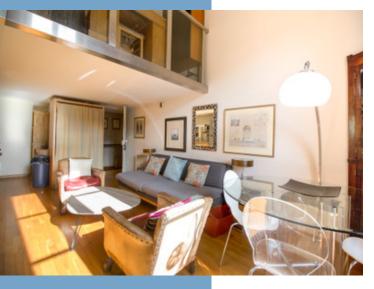
LOCATION

TYPE

CONDITION Excellent condition

FEATURES Double glazing

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





- Heart of Place Massena
- Center of all commodities and attractions
- Atypical and confortable spaces
- Only 30 minutes from the Airport by Tram
- Strong rental potential (10%)

MASSÉNA, NICE ...

DUPLEX 3 BEDROOM

APARTMENT AT PLACE

Ref: A26570MCL06

Discover this unique duplex apartment on the 3rd floor of one of Place Masséna's historic buildings. As soon as you walk through the front door, you'll be seduced by the charm and character of this 105 m2 apartment, with its two living rooms, two fully equipped kitchens and three duplex bedrooms, all with private bathrooms.

DESCRIPTIF

Discover this unique duplex apartment on the 3rd floor of one of Place Masséna's historic buildings. As soon as you walk through the front door, you'll be seduced by the charm and character of this 105 m2 apartment, with its two living rooms, two fully equipped kitchens and three duplex bedrooms, all with private bathrooms.

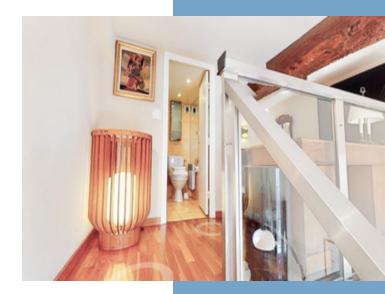
Carefully renovated to a high standard of finish, the rooms are bright and spacious, creating a warm and welcoming atmosphere.

The location is simply ideal: nestled on the third floor of one of Place Massena's emblematic buildings, with its arcades and red facade, you can enjoy the peace and quiet of a spacious, comfortable living space right in the heart of Nice's most prestigious square, on the corner of the pedestrian zone and a stone's throw from Jardin Albert Ter, the Promenade des Anglais and Vieux Nice (Old Town).

This atypical property is also perfectly suited to investors looking for a unique opportunity. Thanks to its lively, central location, you'll benefit from strong rental demand throughout the year offering excellent potential returns.

Lovers of architecture and history will also be delighted by the surrounding area. Stroll through the picturesque streets of Nice and discover the fascinating history of this iconic city. You'll also be enchanted by the many shops, restaurants and cafés in the immediate vicinity, offering a lively and dynamic city life.

This exceptional duplex has been carefully renovated and offers spacious accommodation.





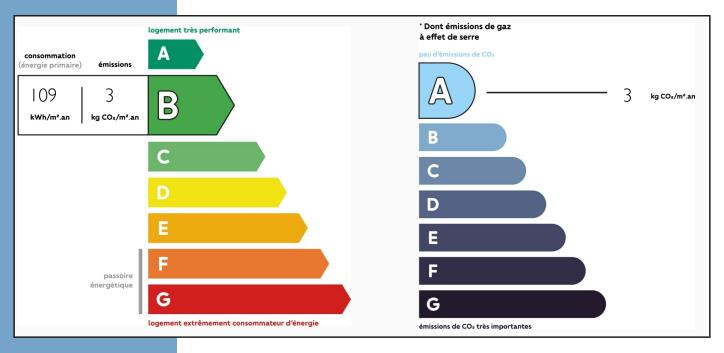


More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A26570MCL06 COMPLETE FILE AND POHOTO ON REQUEST DUPLEX 3 BEDROOM APARTMENT AT PLACE MASSÉNA NICE Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

Ref: A26570MCL06

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

- I: 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 :A26570MCL06 FILE COMPLETE AND PHOTOS ON REQUEST



Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr