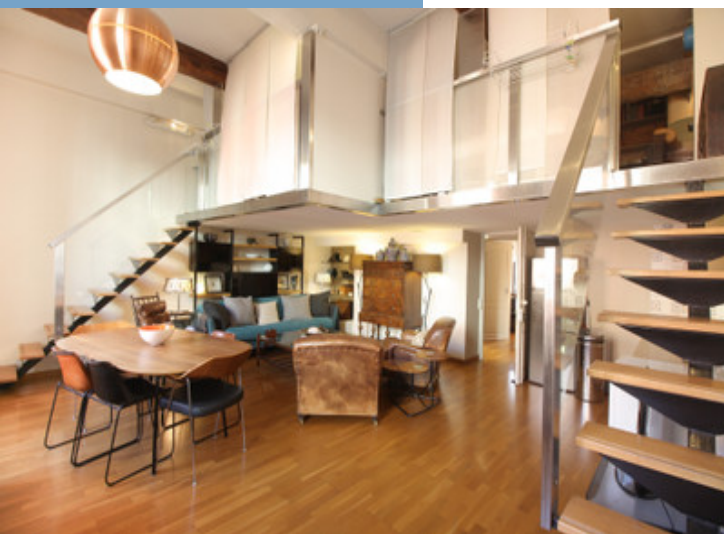




DUPLEX 3 BEDROOM APARTMENT AT PLACE MASSÉNA, NICE



PROPERTY FACT FILE	
REFERENCE	A26570MCL06
PRICE	€ 770,000 £ 662,624* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	3
ACCOMMODATION	105 m ²
LAND	0 m ²
TOWN	Nice
DEPARTMENT	Alpes_Maritimes
LOCATION	
TYPE	
CONDITION	Excellent condition
FEATURES	Double glazing
<small>*Price based on current exchange rate which is subject to change</small>	



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

DUPLEX 3 BEDROOM
APARTMENT AT PLACE
MASSÉNA, NICE ...

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.

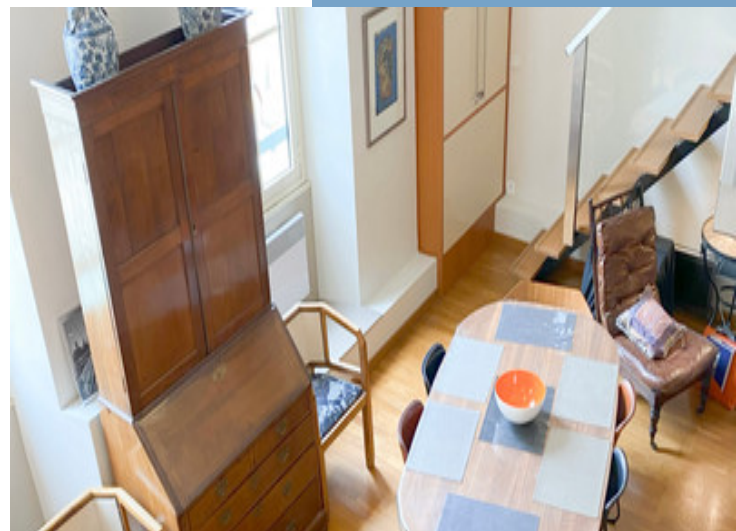
Carefully renovated to a high standard of finish, the rooms are bright and spacious, creating a warm and welcoming atmosphere.

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 1er, 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 PHOTO ON REQUEST

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

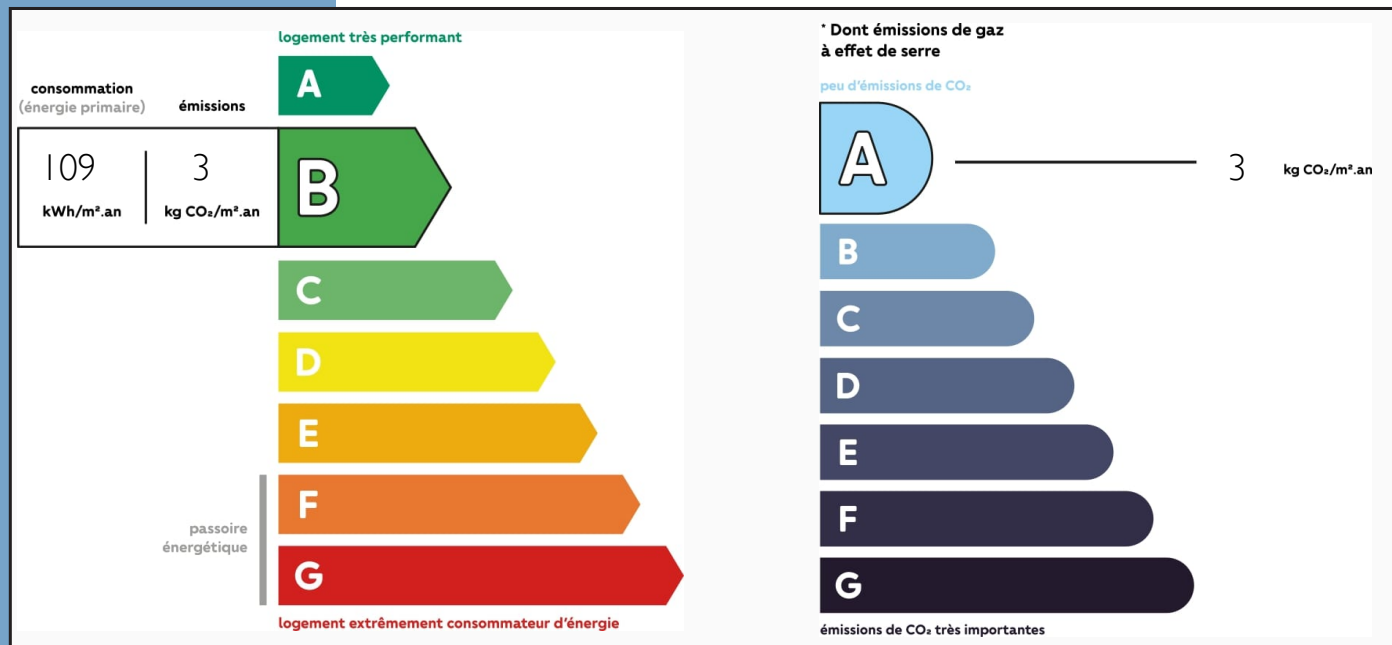
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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/>

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ENERGIE-DPE



NOTICE

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CONTACT

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AND PHOTOS
ON REQUEST

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