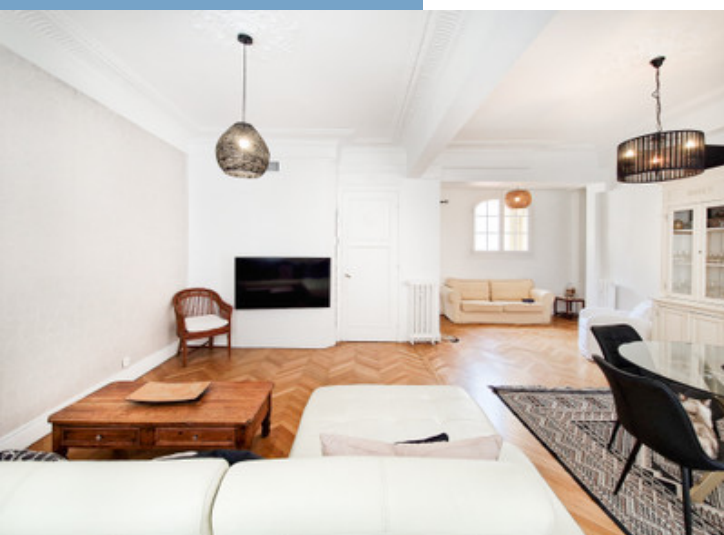




STYLISH 2BR IN NICE'S MUSICIANS DISTRICT –
PARISIAN FLAIR WITH MODERN FINISHES, HIGH
CEILINGS, FULLY RENOVATED

STYLISH 2BR IN NICE'S
MUSICIANS DISTRICT –
PARISIAN FLAIR WITH
MODERN FINISHES, HIGH
CEILINGS, F...



PROPERTY FACT FILE	
REFERENCE	A3741 VAP06
PRICE	€ 669,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	1
ACCOMMODATION	93.79 m²
LAND	0 m²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Mains Drains, Fiber optic, Double glazing
<small>*Price based on current exchange rate which is subject to change</small>	



- Impeccably maintained parisian/bourgeois building
- Located in the sought-after Musicians district
- Tastefully renovated, high ceilings, AC, elevator
- Spacious bedroom, living room and separate kitchen
- Cellar and attic offering app. 15 m2 storage space

STYLISH 2BR IN NICE'S
MUSICIANS DISTRICT –
PARISIAN FLAIR WITH
MODERN FINISHES, HIGH
CEILINGS, F...

Ref : A3741 I VAP06

Located on the 2nd floor of a beautifully maintained Parisian-style building with elevator in the sought-after Musicians district of Nice, this fully and tastefully renovated 2-bedroom apartment offers the perfect blend of classic charm and modern comfort.

DESCRIPTIF

OVERVIEW:

Located on the 2nd floor of a beautifully preserved Parisian-style building with elevator access, this elegant 2-bedroom apartment in the sought-after Musiciens district of Nice offers a refined blend of bourgeois charm and modern comfort.

The property has been fully and tastefully renovated with high-quality finishes throughout, including high ceilings, contemporary aluminum double-glazed windows, and a powerful, reversible air conditioning system. The apartment benefits from a bright, south-facing orientation and a desirable cross layout that ensures light and air circulation on both sides, including a peaceful courtyard view to the rear.

Spacious interiors include a generous living and dining room, two comfortable bedrooms, an industrial-style independent kitchen, and abundant built-in storage. The apartment is part of a well-maintained, small-scale condominium of only 8 units, ensuring peace and privacy. A private cellar and attic space (approx. 15 m² combined) and a secure bike storage area on the ground floor are also included.

THE LAYOUT:

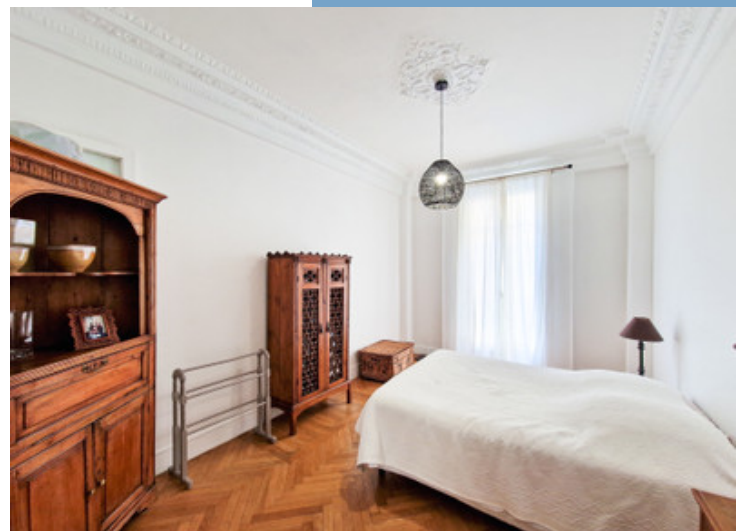
Upon entering the apartment, you are greeted by a spacious entrance hall that leads directly into the main corridor. On the right-hand side, you'll find a separate WC, followed by a large bathroom with room for additional storage or laundry setup. An integrated closet provides further functional storage near the entrance.

To the left of the hallway, two well-sized bedrooms (both app. 15 m²) offer peaceful sleeping quarters.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A3741 I VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



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

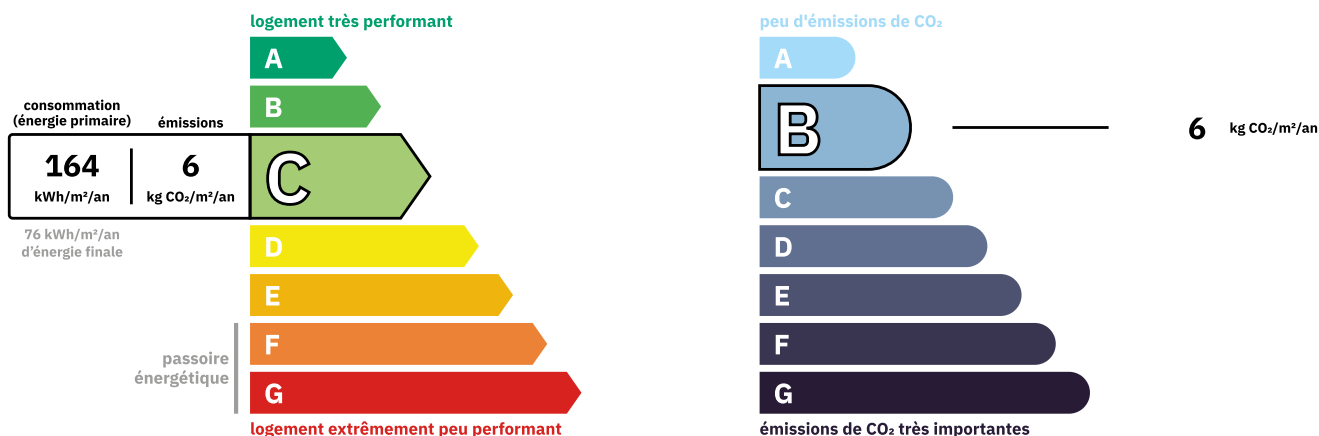
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STYLISH 2BR IN NICE'S
MUSICIANS DISTRICT –
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Ref : A3741 IVAP06

ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 1250 € and 1750€ for 2023

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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 :A3741 IVAP06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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