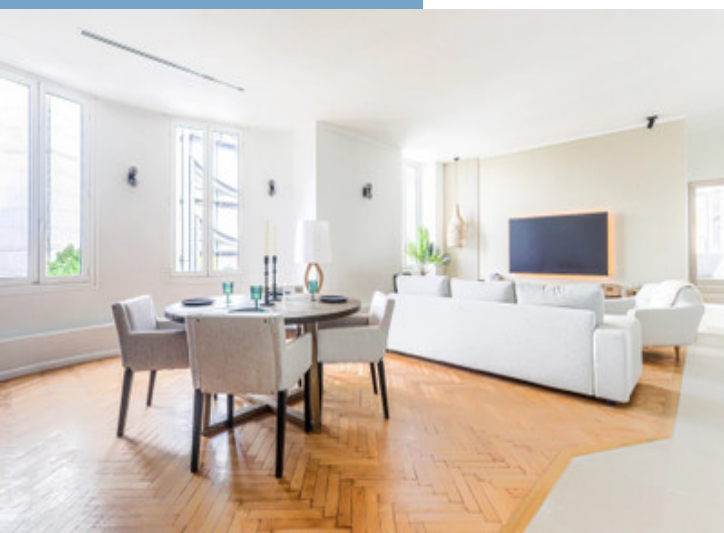
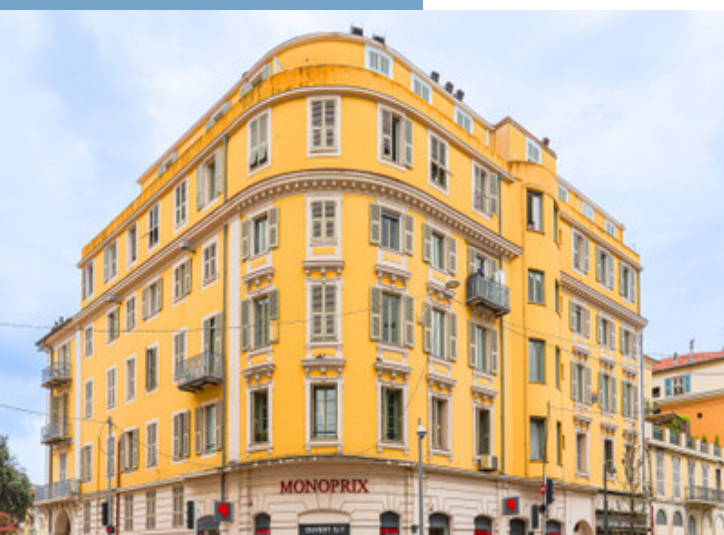
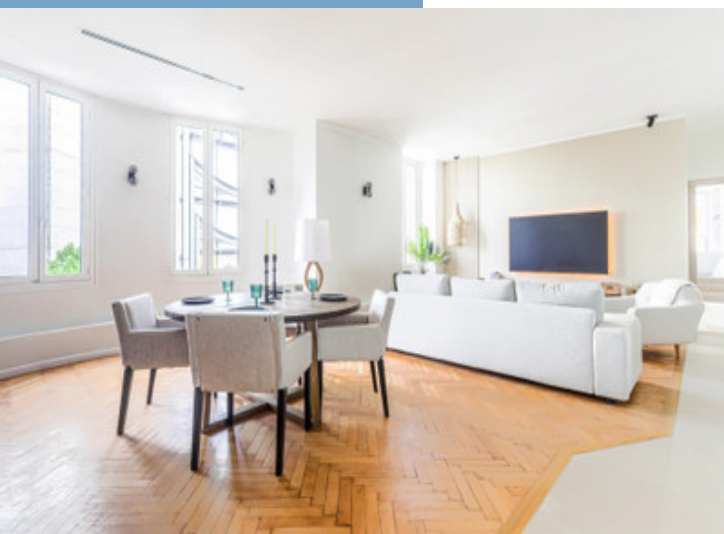




EXCEPTIONAL 3-ROOM APARTMENT AT PLACE GARIBALDI, RENOVATED WITH HIGH-END FINISHES

EXCEPTIONAL 3-ROOM
APARTMENT AT PLACE
GARIBALDI, RENOVATED
WITH HIGH-END
FINISHES...



PROPERTY FACT FILE	
REFERENCE	A37653VAP06
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	89 m ²
LAND	0 m ²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	Habitable, Good condition
FEATURES	High speed internet, Fiber optic, Double glazing
*Price based on current exchange rate which is subject to change	



- High-end renovation with premium finishes
- Spacious 3-room apartment, 41 m² living area
- Prime Place Garibaldi location near Old Nice
- Two bedrooms with private en-suite bathrooms
- Equipped kitchen, air conditioning, elevator

EXCEPTIONAL 3-ROOM
APARTMENT AT PLACE
GARIBALDI, RENOVATED
WITH HIGH-END
FINISHES...

Ref : A37653VAP06

This exceptional 3-room apartment at Place Garibaldi offers a rare combination of elegance, comfort, and prime location. Recently renovated with high-end finishes, it features a spacious living area of 41 m² with an open-plan equipped kitchen, perfect for entertaining. The apartment includes two comfortable bedrooms, each with its

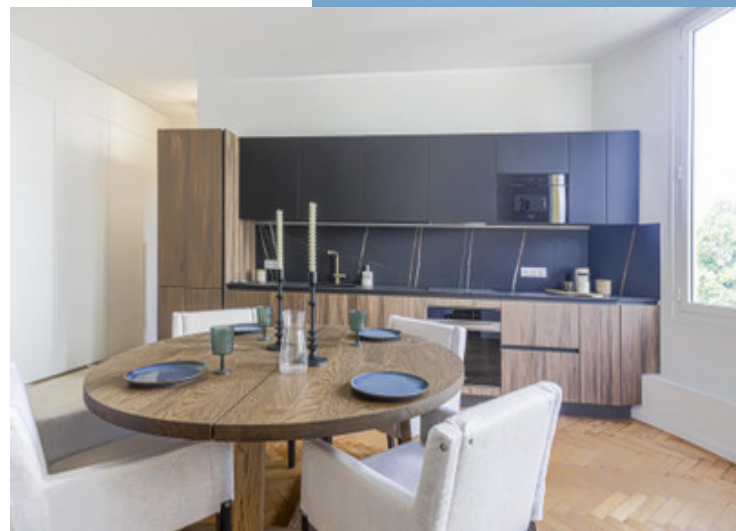
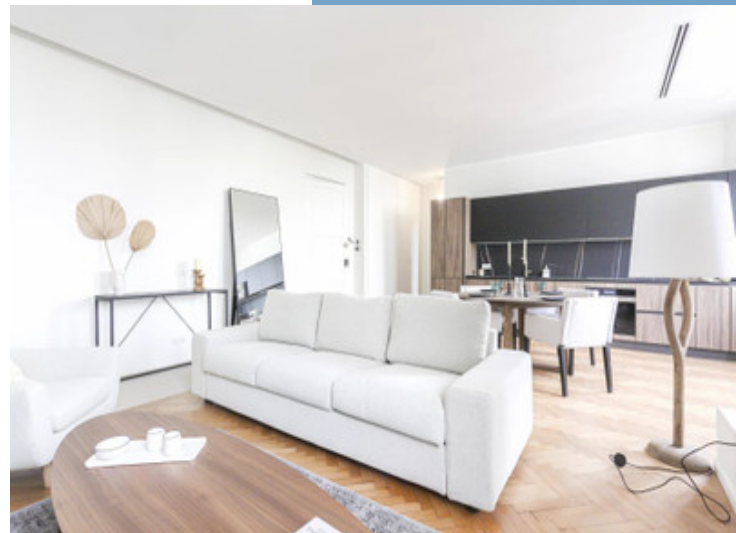
DESCRIPTION

The Overview

This exceptional 3-room apartment is located in the prestigious and vibrant Place Garibaldi area in the heart of Nice. Recently renovated with premium materials and exquisite attention to detail, the property perfectly combines historic charm with modern comforts. Spanning approximately 90 m², the apartment boasts a spacious living area of 41 m² that seamlessly integrates with a fully equipped open-plan kitchen, creating an ideal space for socializing and everyday living. Featuring two generous bedrooms, each with its own en-suite bathroom, this residence ensures privacy and luxury for its occupants. Additional high-end features include reversible air conditioning, double glazing for sound and thermal insulation, and elevator access for convenience. This property offers a rare opportunity to experience sophisticated city living in one of Nice's most sought-after neighborhoods, with immediate access to cultural landmarks, restaurants, and the historic Old Town.

The Layout

Upon entering the apartment, you are welcomed into a bright and expansive living space designed to maximize both comfort and functionality. The open-plan living and dining area, measuring 41 m², benefits from large windows that flood the space with natural light while offering stunning views over the Place Garibaldi. The fully equipped kitchen is thoughtfully designed with modern appliances and ample storage, creating an inviting space for culinary activities. The apartment includes two spa...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37653VAP06>

COMPLETE FILE AND PHOTO ON REQUEST

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

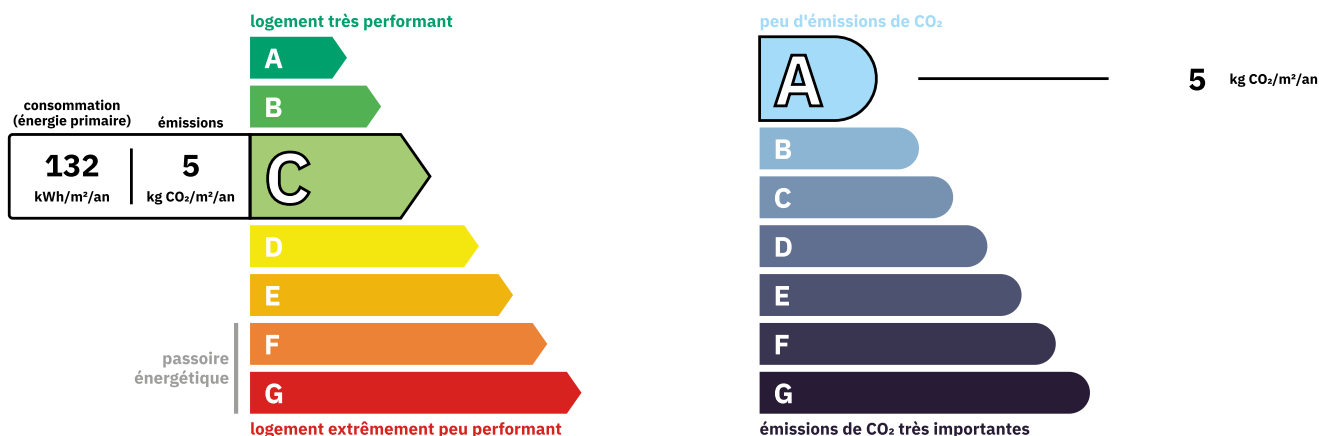
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL 3-ROOM
APARTMENT AT PLACE
GARIBALDI, RENOVATED
WITH HIGH-END FINISHES...

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

Ref : A37653VAP06

ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 930 € and 1320€ for

NOTICE

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

1: 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 : A37653VAP06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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