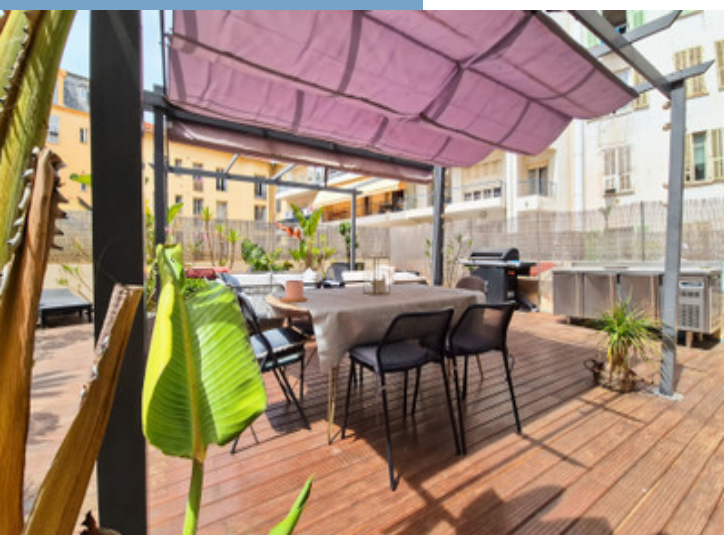




## EXCEPTIONAL 2-BEDROOMS APARTMENT WITH 160 M<sup>2</sup> TERRACE – HEART OF NICE, MASSÉNA DISTRICT

EXCEPTIONAL  
2-BEDROOMS APARTMENT  
WITH 160 M<sup>2</sup> TERRACE –  
HEART OF NICE, MASSÉNA  
DISTRICT...



## PROPERTY FACT FILE

REFERENCE	A37802VAP06
PRICE	€ 1,250,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	138.68 m <sup>2</sup>
LAND	162 m <sup>2</sup>
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	Habitable, Good condition
FEATURES	Fiber optic, Sold Furniture, Character property

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





- 160 m<sup>2</sup> terrace in city center
- Renovated by local architects
- Bourgeois charm & high-end finish
- Open view over Château Hill
- Steps from Promenade & Coulée Verte

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2-BEDROOMS  
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TERRACE – HEART OF  
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Located in the heart of Nice, just steps from the Promenade des Anglais and the Coulée Verte, this rare and elegant 3-room apartment offers 138 m<sup>2</sup> of living space and a truly exceptional 160 m<sup>2</sup> terrace. Renovated by two local architects and featured in Elle Décoration, it perfectly blends preserved period charm—herringbone parquet,

## DESCRIPTIF

### Overview

This is a truly rare opportunity to own an architect-renovated apartment in the very heart of Nice's vibrant city centre, just steps from the Promenade des Anglais and the lush Coulée Verte. Situated in a classic bourgeois building with elevator access, this exceptional 3-room property offers 138 m<sup>2</sup> of interior space, full of character and charm, and opens onto an extraordinary 160 m<sup>2</sup> terrace — a true rarity for this area.

Designed by two renowned Niçois architects and featured in Elle Décoration, the apartment skillfully blends the timeless elegance of preserved bourgeois features (parquet flooring in herringbone pattern, cornices, ceiling height of 3.5 m) with high-end modern finishes, natural light, and outstanding functionality.

### The Layout

Upon entering the apartment (13.71 m<sup>2</sup>), you're welcomed by elegant custom storage and a guest WC (1.15 m<sup>2</sup>). The main living space (34.15 m<sup>2</sup>) is bathed in light and offers beautiful open views onto the Château hill and surrounding architecture. The independent kitchen (11.15 m<sup>2</sup>) is fully equipped in a contemporary style and opens directly onto the main terrace of 104.84 m<sup>2</sup> — a tranquil and sun-filled outdoor living space rarely found in central Nice.

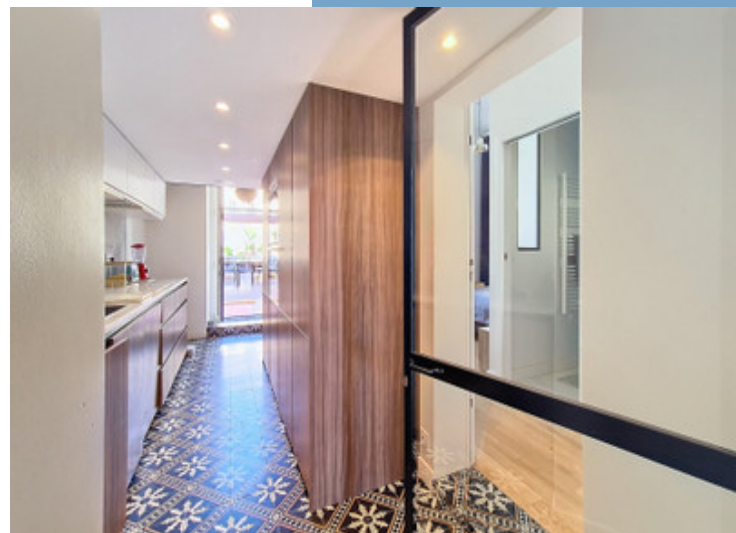
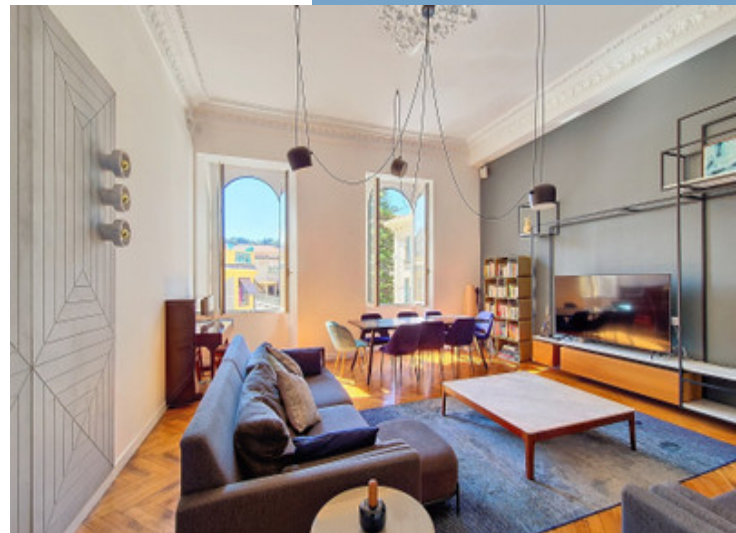
The sleeping quarters consist of two generous bedrooms:

- Bedroom 1 (13.56 m<sup>2</sup>) and
- A luxurious master suite (26.30 m<sup>2</sup>), complete with private bathroom (3.91 m<sup>2</sup>), walk-in dressing area, and direct access to a second terrace of 54.28 m<sup>2</sup>. This suite also c

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37802VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



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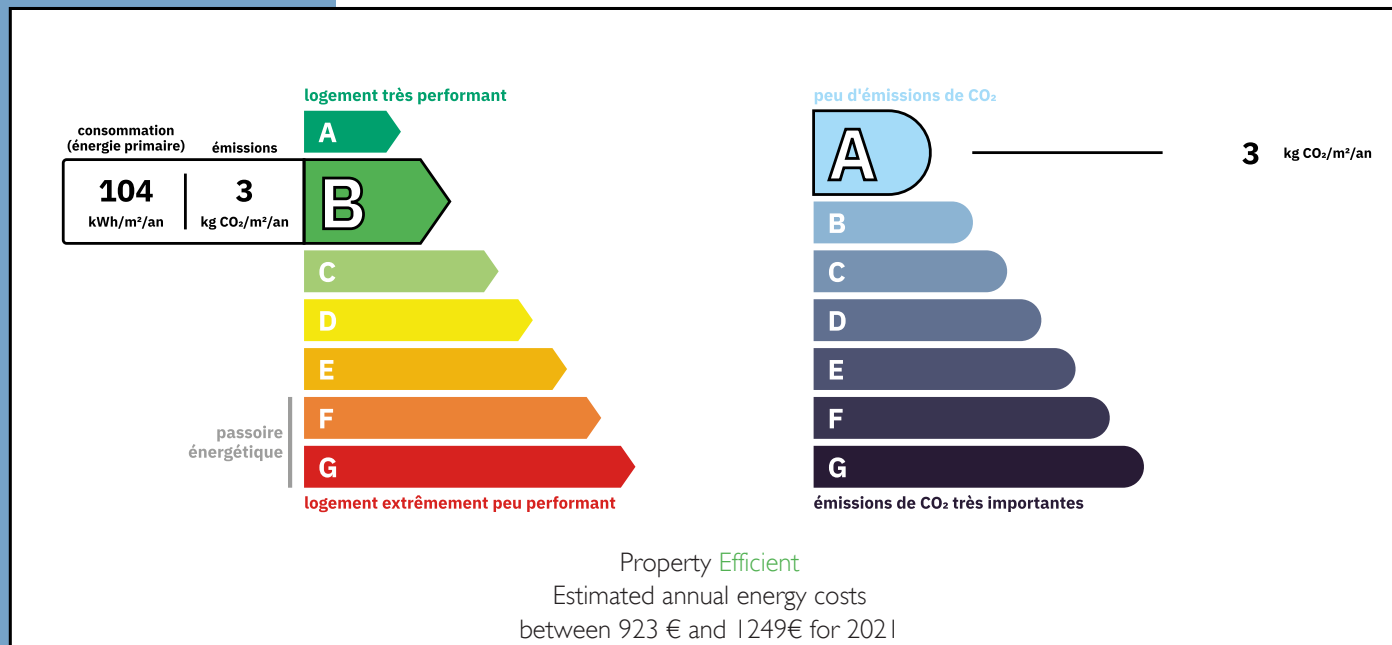
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EXCEPTIONAL 2-BEDROOMS  
APARTMENT WITH 160 M<sup>2</sup>  
TERRACE – HEART OF NICE,  
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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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