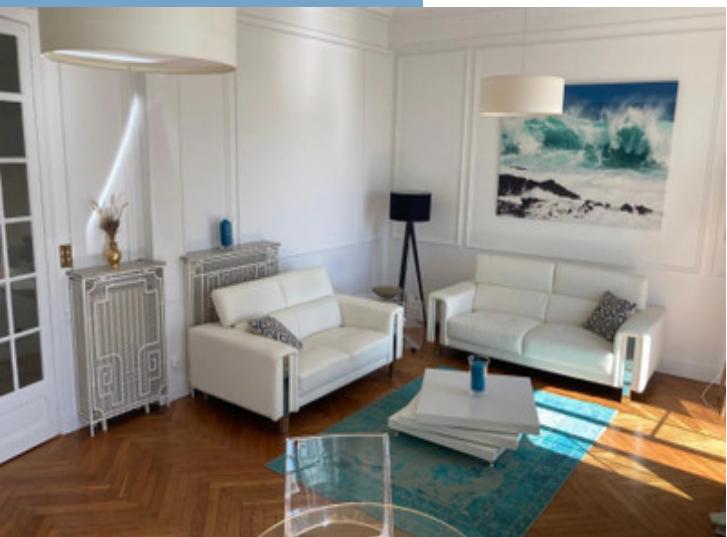




ELEGANT 75 M² 1-BEDROOM APARTMENT WITH
CHARACTER AND BALCONY, LOCATED IN NICE
BAUMETTES

ELEGANT 75 M²
1-BEDROOM APARTMENT
WITH CHARACTER AND
BALCONY, LOCATED IN
NICE BAUMETTES...



PROPERTY FACT FILE

REFERENCE	A42201VAP06
PRICE	€ 640,000 £ 0* *agency fees to be paid by the seller
BEDROOM	1
BATHROOM	1
ACCOMMODATION	75 m ²
LAND	5 m ²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	New Build
FEATURES	Fiber optic, Sold Furniture, Double glazing

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



- Prestigious address in a historic building
- Superb volumes with herringbone parquet flooring.
- High ceilings, furnished apartment
- Bright living room with a balcony, unobstructed vi
- Close to public transportation, the beach

**ELEGANT 75 M²
1-BEDROOM APARTMENT
WITH CHARACTER AND
BALCONY, LOCATED IN
NICE BAUMETTES...**

Ref : A42201VAP06

Located in the former annex of the Château des Baumettes, built at the beginning of the 20th century, this sumptuous 74.76 m² two-room apartment offers a unique living environment, steeped in history and elegance.

DESCRIPTION

Overview

This exceptional property is located in an iconic historic building in the Baumettes district, formerly an annex of the prestigious Château Baumettes.

The elegance of the period architecture is combined with carefully designed modern comforts, creating a unique and timeless atmosphere.

The natural light and unobstructed views enhance the serene and refined character of the apartment.

Layout

With a surface area of 74.76 m², the apartment consists of a large living room of 28.58 m² enhanced by herringbone parquet flooring, moldings, and high ceilings. Large windows open onto a 5.53 m² balcony, a true extension of the living room.

The spacious and elegant bedroom offers optimal comfort. The separate, fully equipped kitchen combines functionality and modernity. A shower room completes the apartment.

The apartment is sold furnished and benefits from an elevator, individual heating, and individual hot water.

Neighborhood

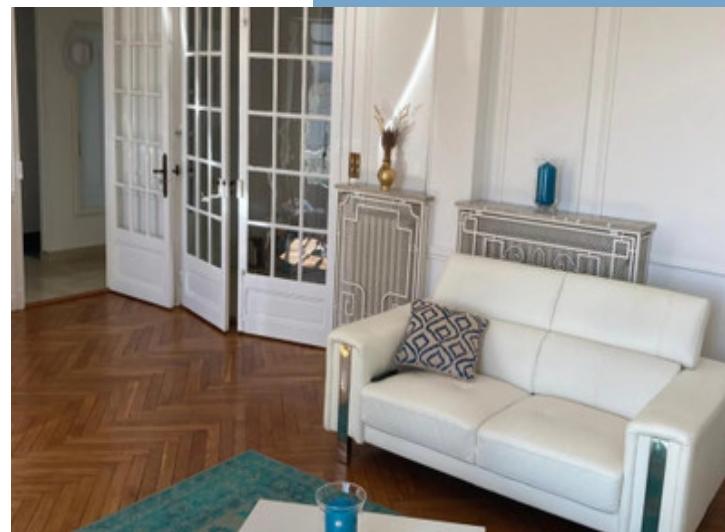
The Baumettes neighborhood is one of the most sought-after areas in Nice for its residential, green, and peaceful setting. Just a 6-minute walk from the Promenade des Anglais and the beaches, it offers the perfect balance between tranquility and urban life.

Shops, transportation, and amenities are within walking distance, making this address a privileged place to live, whether as a primary residence or a prestigious pied-à-terre.

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A42201VAP06>

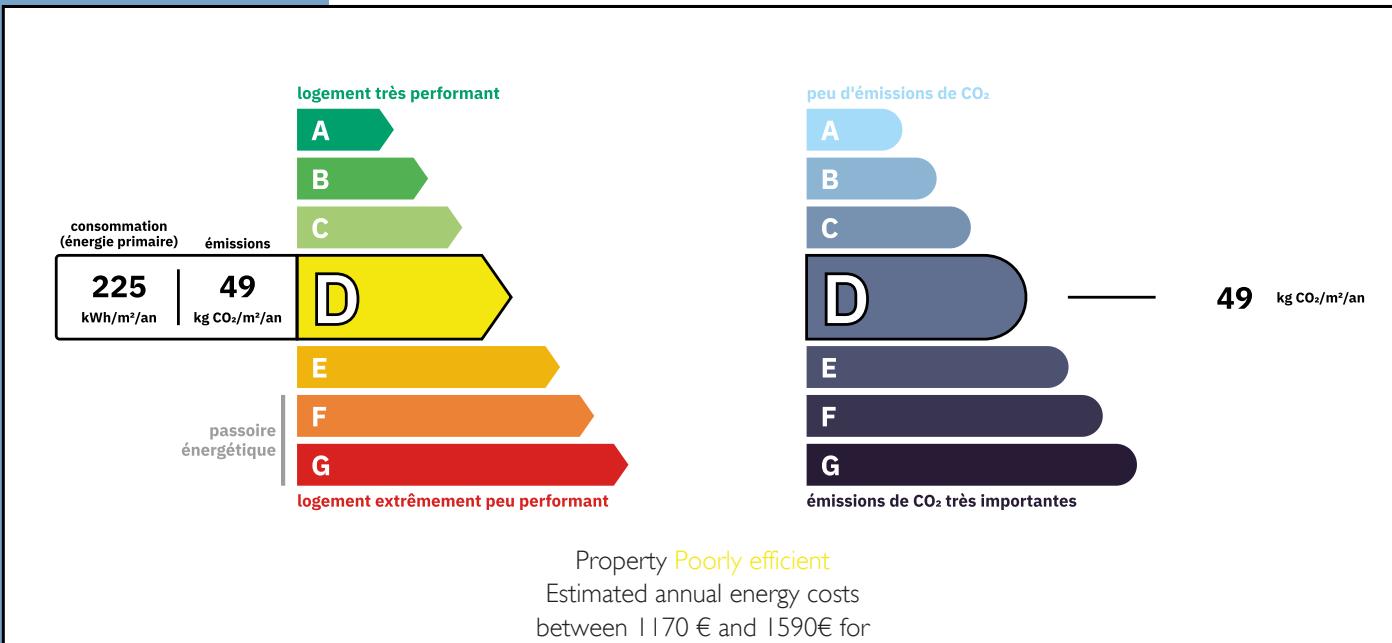
COMPLETE FILE AND PHOTO ON REQUEST



ELEGANT 75 M² 1-BEDROOM
APARTMENT WITH
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LOCATED IN NICE
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Ref : A4220IVAP06

ENERGIE-DPE



NOTICE

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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 :A4220IVAP06

FILE COMPLETE
AND PHOTOS
ON REQUEST

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