

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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

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 m²
LAND	5 m²
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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- 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.



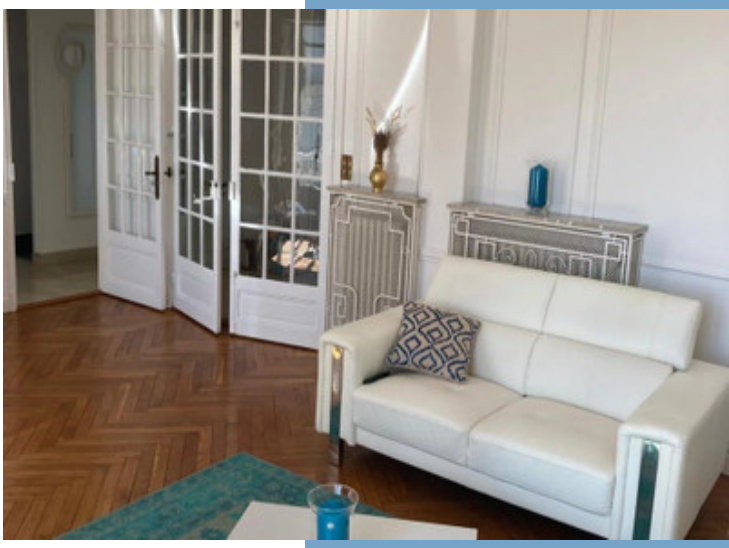
DESCRIPTION

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://leggettprestige.com/luxury-property-for-sale/view/A42201VAP06

COMPLETE FILE AND PHOTO ON REQUEST

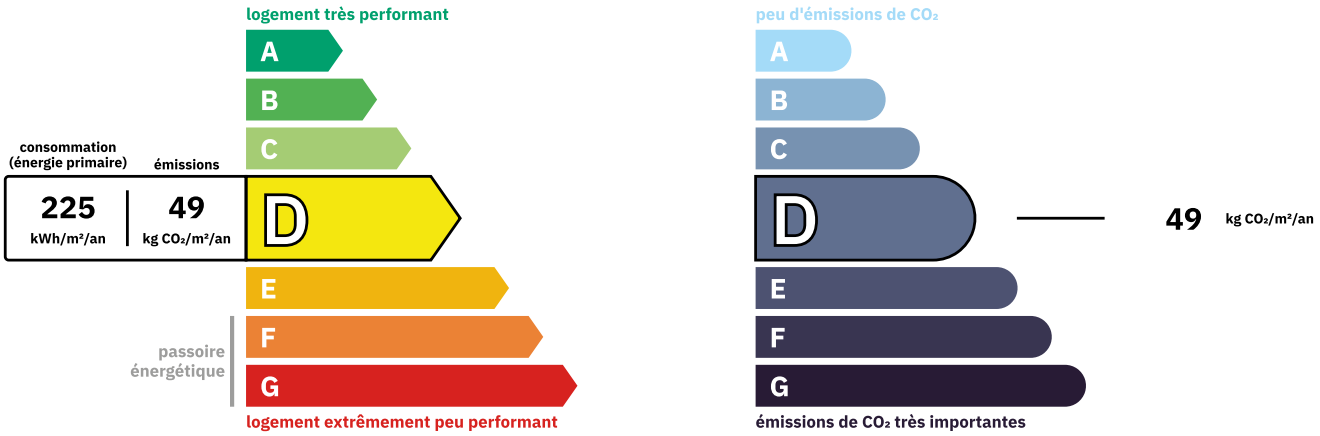
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A42201VAP06

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

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1170 € and 1590€ for

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A42201VAP06
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr