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

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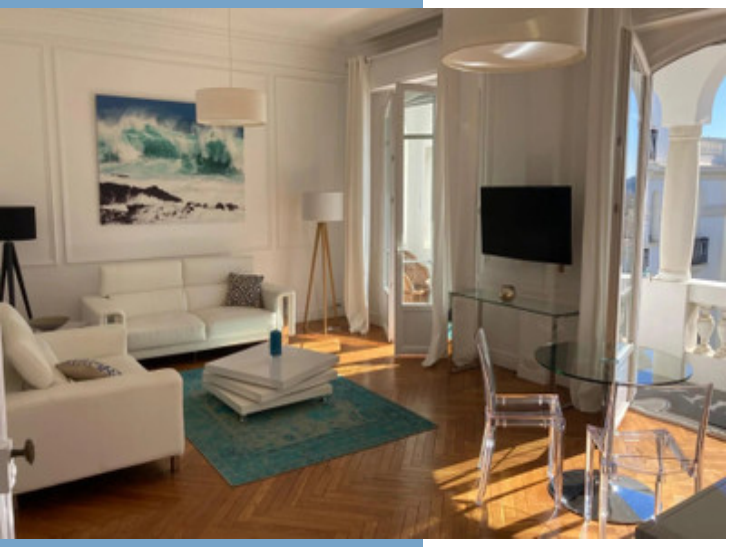
PROPERTY FACT FILE

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



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- 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

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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.

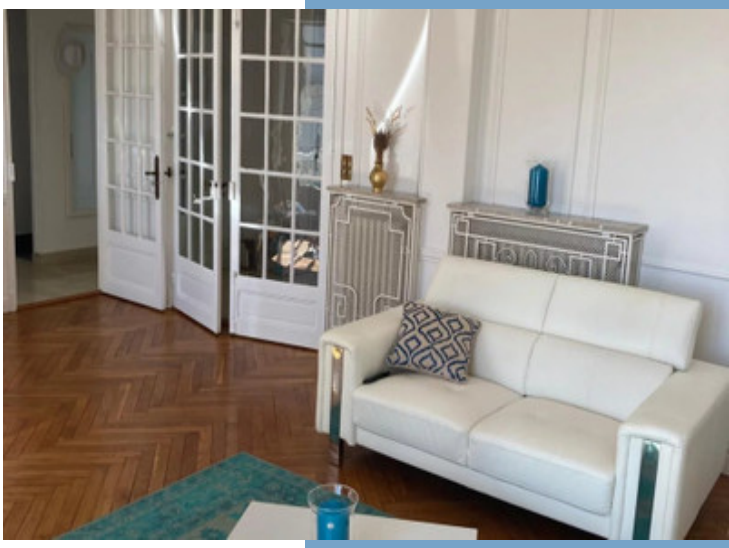
DESCRIPTION

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

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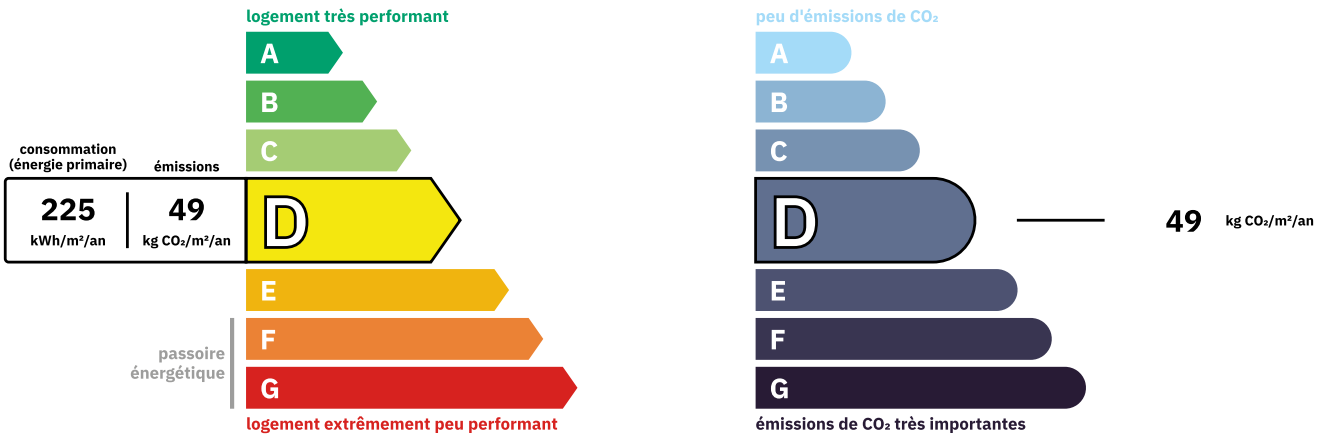
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

NOTICE

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CONTACT

Réf :A42201VAP06

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