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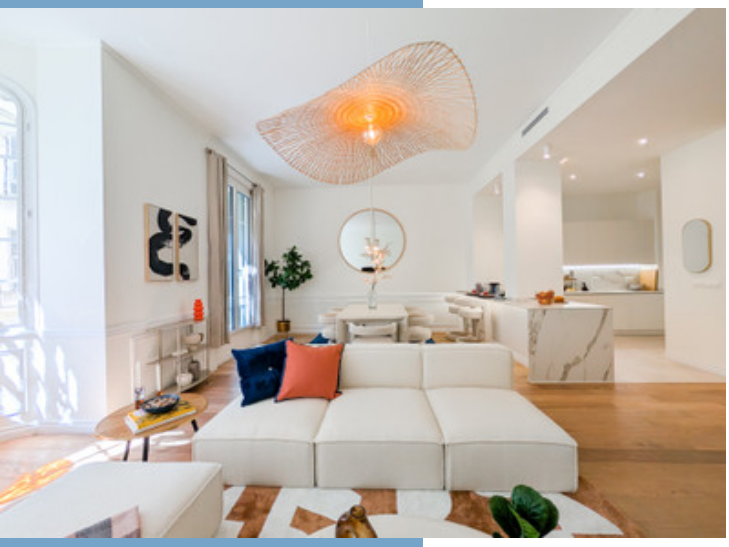


# TURN KEY RENOVATED 3-BEDROOMS APARTMENT IN ELEGANT BOURGEOIS BUILDING NEAR PROMENADE DES ANGLAIS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A43643MRB06 |
| PRICE | € 895,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 3 |
| BATHROOM | 2 |
| ACCOMMODATION | 107 m² |
| LAND | 0 m² |
| TOWN | Nice |
| DEPARTMENT | |
| LOCATION | 50km or less to ferry |
| TYPE | Maison de Vacances, Apartment, Family Home |
| CONDITION | New Build |
| FEATURES | Mains drainage, Fiber optic, Lift |

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

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- Generous 50 m² living space, natural light
- Rare 3.5 m ceiling height, volume and elegance
- Fully renovated, sold furnished
- Prime central location near the Promenade
- Low fees and exterior renovation included

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Ideally located just moments from the Promenade des Anglais and the Alsace-Lorraine tramway, this superb 3-bedrooms apartment of 107m2 has been fully renovated and is situated on the 1st floor of a charming bourgeois building with elevator.



# DESCRIPTION

Overview

A rare opportunity to acquire a fully renovated apartment awaiting its first owner after complete remodeling, ideally located at 19 Boulevard Gambetta in one of Nice's most sought-after central locations.

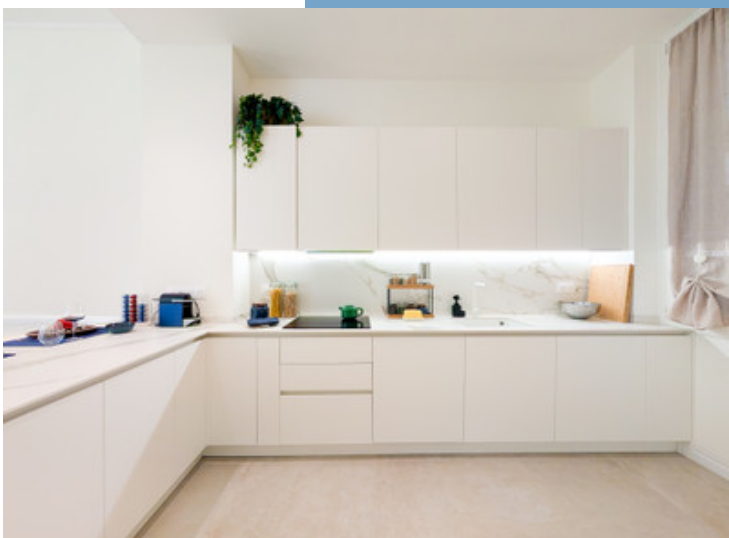
The apartment is situated on the first floor of a magnificent Parisian-style bourgeois building with elevator, within a small and private condominium comprising only ten residential units. The residence enjoys a prime position in the highly popular lower section of Boulevard Gambetta, recently pedestrianized and ideally located between the sea and the Alsace-Lorraine tram station, both reachable within a short walking distance. Although centrally located, the apartment overlooks the quiet side street André Poullain, ensuring a peaceful living environment.



Layout

The property benefits from a harmonious cross-layout with a main west-facing exposure, providing beautiful natural light throughout the day. The heart of the apartment is an impressive living space of approximately 50 m², combining entrance area, open-plan kitchen and living room into a bright and elegant reception area. The exceptional ceiling height of approximately 3.5 meters, preserved in most rooms, creates remarkable volumes and enhances the refined bourgeois character, while a beautiful bow window in the living room adds further charm and architectural elegance.

The apartment features three comfortable bedrooms measuring approximately 15 m², 14 m² and 10.5 m², including a master bedroom wi...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43643MRB06

COMPLETE FILE AND PHOTO ON REQUEST

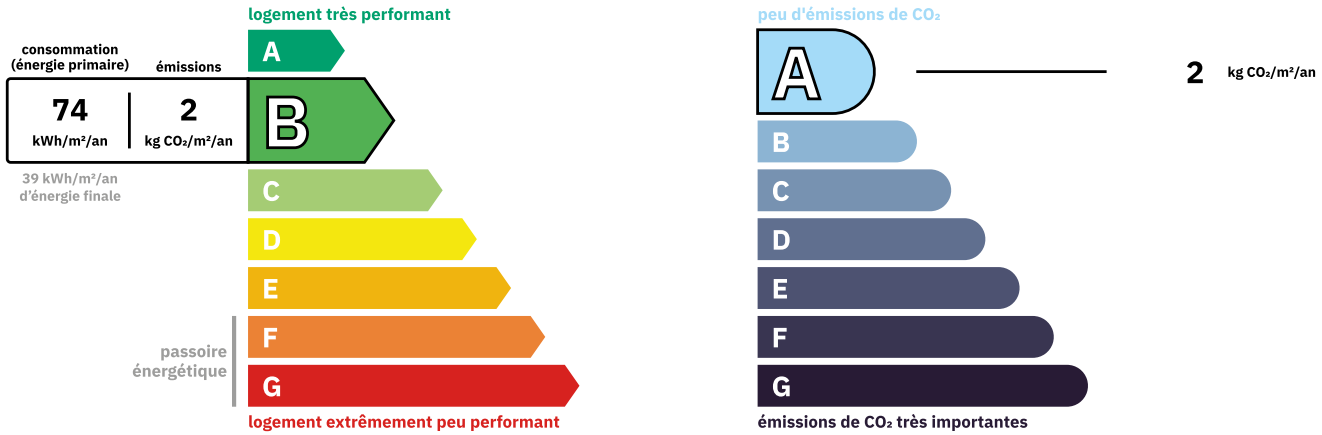
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Efficient
Estimated annual energy costs
between 780 € and 1130€ for 2023

# NOTICE

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# CONTACT

**Réf :A43643MRB06**

FILE COMPLETE AND PHOTOS ON REQUEST


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