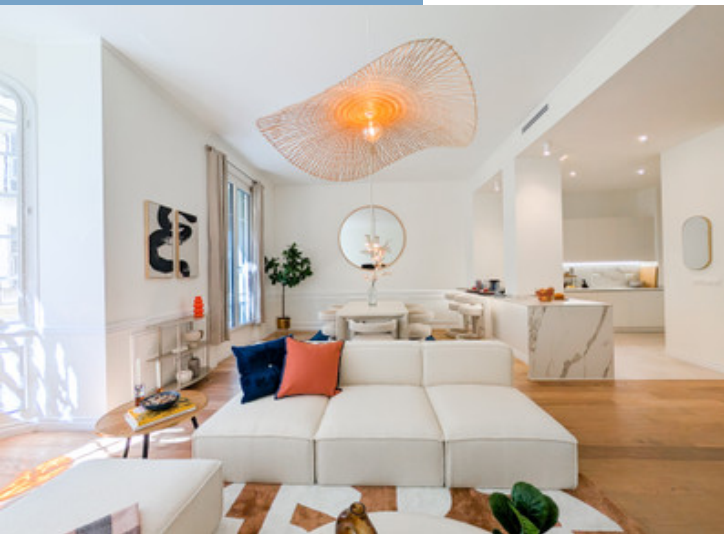




TURN KEY RENOVATED 3-BEDROOMS  
APARTMENT IN ELEGANT BOURGEOIS BUILDING  
NEAR PROMENADE DES ANGLAIS

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



| PROPERTY FACT FILE                                               |                                                            |
|------------------------------------------------------------------|------------------------------------------------------------|
| REFERENCE                                                        | A43643MRB06                                                |
| PRICE                                                            | € 990,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 3                                                          |
| BATHROOM                                                         | 2                                                          |
| ACCOMMODATION                                                    | 107 m <sup>2</sup>                                         |
| LAND                                                             | 0 m <sup>2</sup>                                           |
| TOWN                                                             | Nice                                                       |
| DEPARTMENT                                                       |                                                            |
| LOCATION                                                         | 50km or less to ferry                                      |
| TYPE                                                             | Maison de Vacances, Apartment, Family Home                 |
| CONDITION                                                        | New Build                                                  |
| FEATURES                                                         | Mains Drains, Fiber optic, Lift                            |
| *Price based on current exchange rate which is subject to change |                                                            |



- Generous 50 m<sup>2</sup> living space, natural light
- Rare 3.5 m ceiling height, volume and elegance
- Fully renovated with turnkey option available
- 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 107m<sup>2</sup> 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

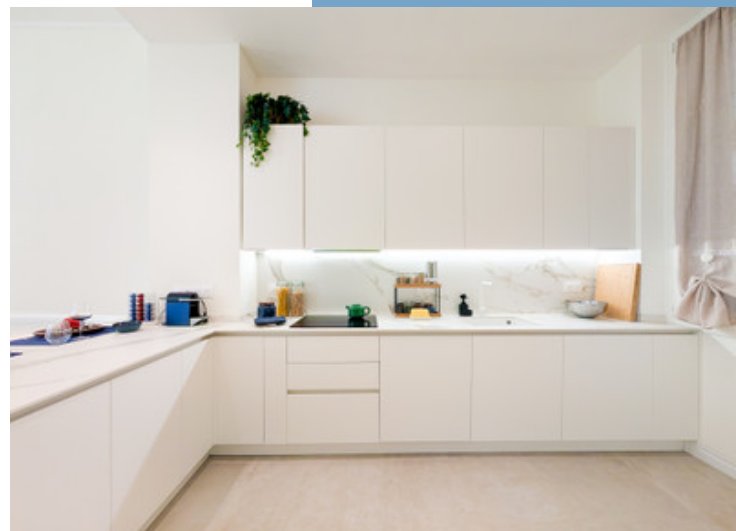
The property benefits from a harmonious cross-layout with a main west-facing exposure, providing beautiful natural light throughout the day. The heart of the apartment is an impressive living space of approximately 50 m<sup>2</sup>, combining entrance area, open-plan kitchen and living room into a bright 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 m<sup>2</sup>, 14 m<sup>2</sup> and 10.5 m<sup>2</sup>, including a master bedroom wi...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43643MRB06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

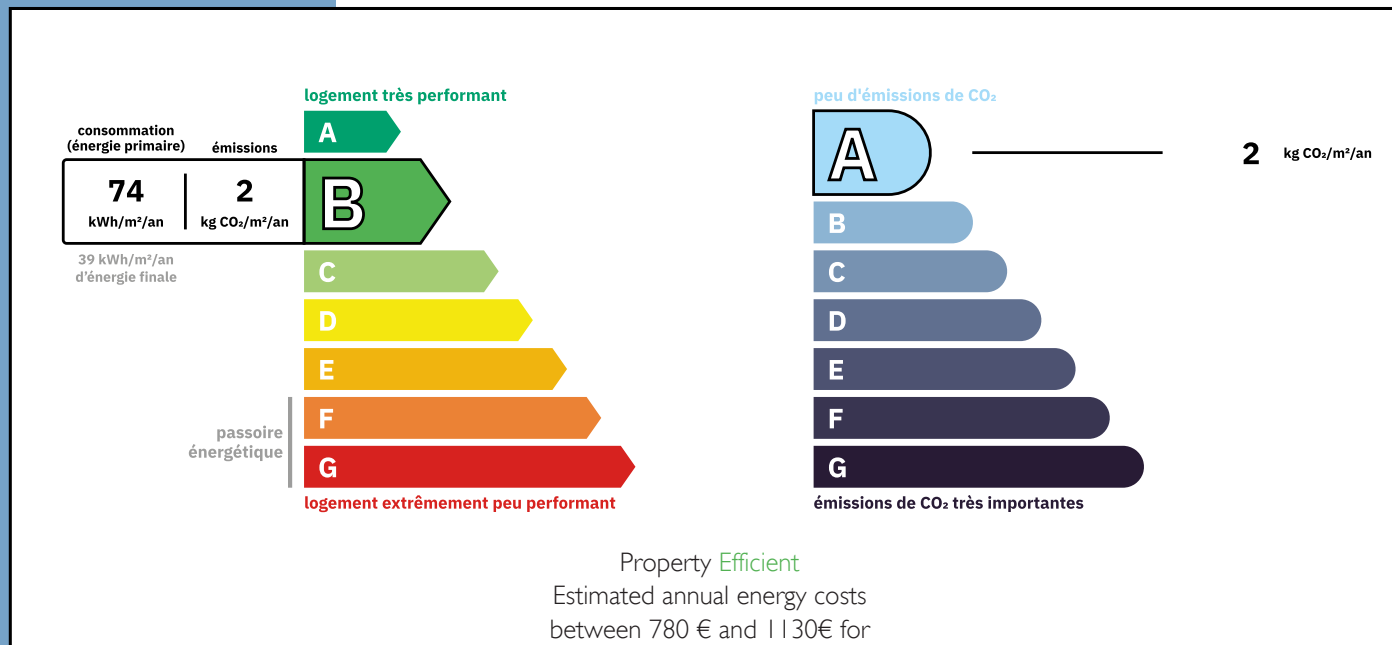
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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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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 : A43643MRB06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)