

CHARMING 2-BED CORNER APARTMENT IN NICE MUSICIENS – PARISIAN STYLE, HIGH CEILINGS, 4 BALCONIES & LIFT

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PROPERTY FACT FILE

REFERENCE	A44959VAP06
PRICE	€ 599,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	69 m²
LAND	4 m²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Sold Furniture, Character property, Double glazing

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

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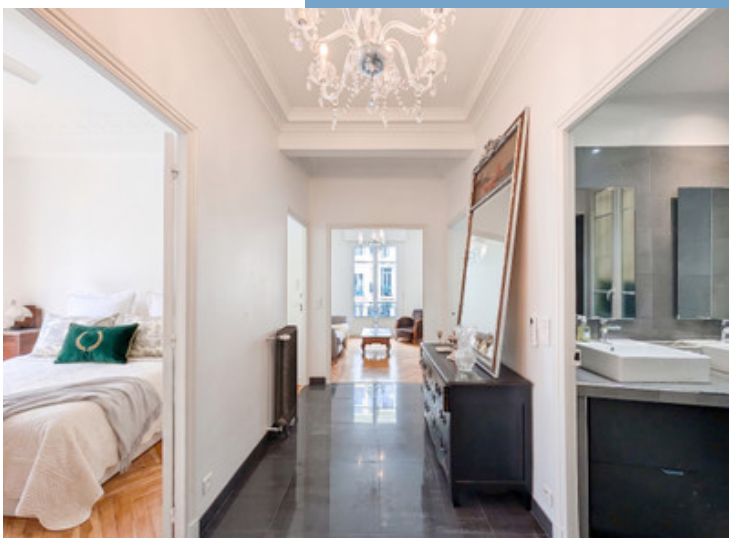
- Rare corner unit in a Parisian-style building
- High 3m ceilings and herringbone parquet floors
- Prime Musiciens location near tram and beach
- Excellent condition, equipped with AC, 4 balconies
- Small condo with lift

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Vahe Pekmez and Leggett Intl Real Estate present an idyllic corner apartment on the prestigious Rue Rossini in the heart of the Musiciens district.

Set on the 4rd floor of a well-maintained Parisian-style building with a

DESCRIPTION

OVERVIEW:
This beautiful two-bedroom apartment is located in one of Nice's most sought-after residential neighborhoods: "Les Musiciens." Occupying a rare corner position in a classic Parisian-style building, the apartment is flooded with natural light throughout the day. The property has been meticulously maintained and is presented in excellent condition, requiring no additional works. Modern comforts such as reversible air conditioning and double-glazed windows have been seamlessly integrated with the apartment's historical charm, which includes 3-meter high ceilings and exquisite herringbone parquet floors. The small size of the condominium (only 14 apartments) ensures a quiet and exclusive living environment.

LAYOUT:
The apartment features a grand corridor that serves all rooms effectively, maximizing the sense of space.

The total interior living surface is 69.15 m2.
Entrance Hal): 8.38 m2
Living Room: 12.48 m2
Bedroom 1: 13.02 m2 – accesses a larger balcony sufficient for a table and two chairs. Bedroom 2: 14.47 m2
Kitchen: 9.54 m2
Walk-in Closet: 3.62 m2
Shower Room: 3.84 m2 featuring a double washbasin.
WC: 1.14 m2
Four individual balconies totaling approximately 4.33 m2.
Basement Storage: A very spacious storage room of 9.43 m2 .

AREA:
The Musiciens district is renowned for its architectural beauty, characterized by grand Belle Époque and Bourgeois buildings named after famous composers. Located just a short stroll from the Alsace Lorraine ga...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44959VAP06
COMPLETE FILE AND PHOTO ON REQUEST

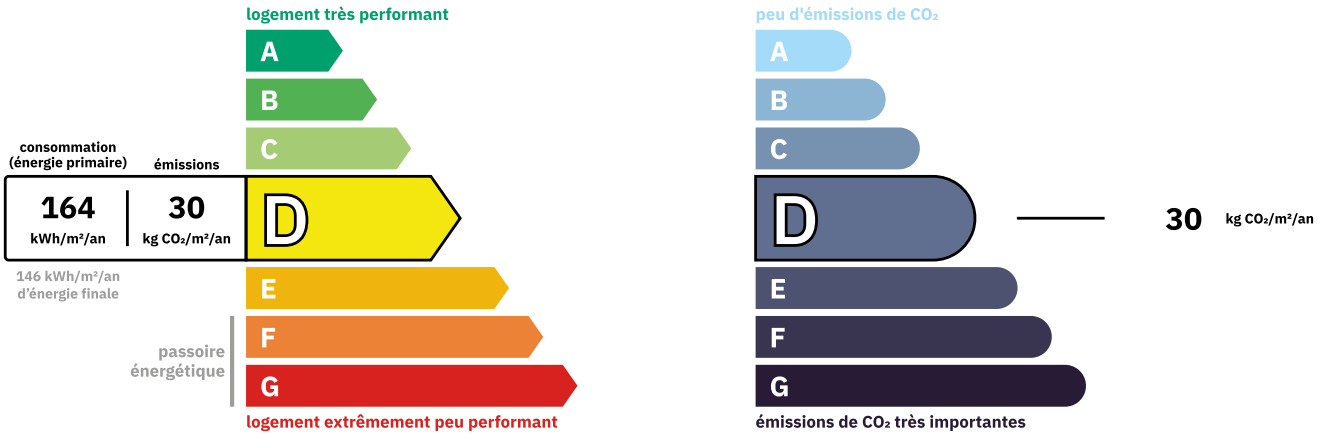
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1180 € and 1670€ for 2022

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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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