

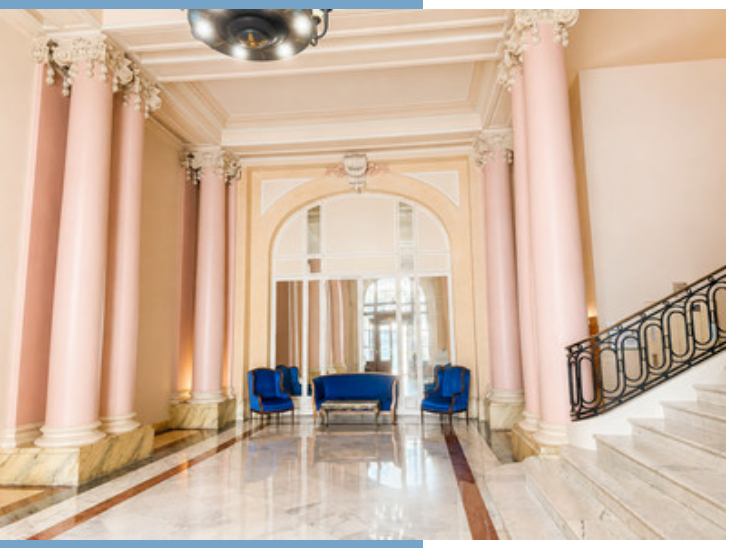
NICE – PRESTIGIOUS NEGRESCO RESIDENCE | SPACIOUS 85 M² | 2 BEDROOM APARTMENT

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

REFERENCE	A46219PAK06
PRICE	€ 660,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (638 000 EUR hors honoraires)
BEDROOM	2
BATHROOM	2
ACCOMMODATION	85 m²
LAND	0 m²
TOWN	Nice
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Detached, Water on site, Electricity on site

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





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- Best Riviera location
- Prestigious address and entrance
- 85 m2 with 2 bedrooms and 2 bathrooms
- Silence
- Direct access to the beach, shops and restaurants

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Live in one of the French Riviera's most iconic addresses. Set within the legendary Negresco Residence, this peaceful top-floor apartment offers the rare privilege of enjoying Belle Époque elegance every day. Enter through the magnificent historic lobby with concierge, admire views of the famous Negresco dome from your windows, and step



DESCRIPTION

Welcome to the prestigious Negresco Residence, an architectural masterpiece that forms part of one of the most famous hotels in the world.

This elegant top-floor apartment offers approximately 85 m² of living space and combines historic charm with everyday comfort in one of Nice's most sought-after locations.



Residents enjoy a truly exceptional arrival experience through the original entrance of the Negresco Hotel. The magnificent marble lobby, impressive Belle Époque architecture, concierge desk and elegant reception lounge create an atmosphere unlike any other residential building in Nice. Your guests can comfortably wait in the grand lobby before you welcome them to your apartment.

Inside, the apartment enjoys an abundance of natural light and offers lovely views towards the iconic dome and rotunda of the Negresco. One of its most remarkable qualities is its tranquillity—despite being just a few metres from the Promenade des Anglais, the apartment is completely quiet, providing a peaceful retreat in the heart of the city.

The accommodation comprises:

Bright living room
Two spacious bedrooms
Two bathrooms
Separate kitchen
Lift access
Cellar underground



The property is perfectly comfortable as it is and ready for immediate occupancy. Alternatively, updating the kitchen and bathrooms would allow you to create a spectacular contemporary residence while preserving the generous volumes and timeless elegance of the apartment.

The location is simply outstanding. As soon...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46219PAK06

COMPLETE FILE AND PHOTO ON REQUEST

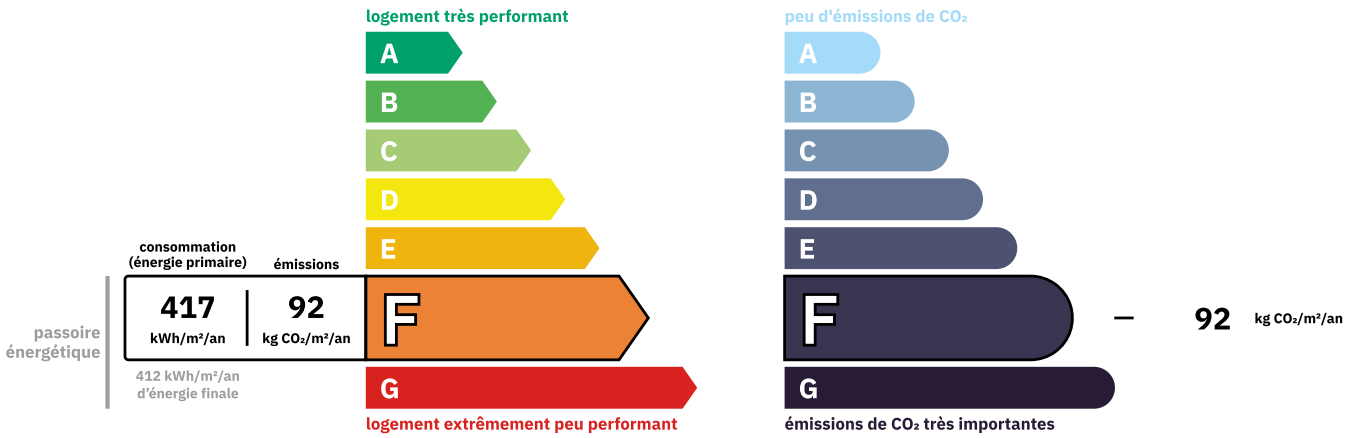
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 2878 € and 3894€ for 2023

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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