

# French Properties

ONLINE

€1 590 000

**3 bedroom apartment**  
**Surface : 165 m²**  
**Surface of the living room: 52 m²**  
**Terrace area: 26 m²**  
**Exposition:** south  
**Kitchen:** fitted kitchen  
**Heating:** individual air conditioning  
**Inner condition:** renovated

**Features:**

double glazing, shops at walking distance,  
air conditioning

3 bedroom  
1 terrace  
3 bathrooms  
1 WC

**Energy class (dpe): C**

**Emission of greenhouse gases (ges): A**

Document non contractuel  
14/06/2025 - Prix T.T.C



## Apartment Nice

Dive into the heart of one of Nice's most sought-after neighborhoods: the famous Cours Saleya, a true symbol of the Mediterranean art of living. This lively area, punctuated by its colorful Provençal market, promises a unique experience combining tradition and modernity. Stroll through its picturesque streets and enjoy the immediate proximity of the sea, just a two-minute walk away. The Quai des États-Unis, the Promenade des Anglais, and the pebble beaches are literally at your doorstep. In this exceptional setting, discover a sumptuous 4-room apartment, entirely renovated with noble materials and refined finishes. Bright and spacious, it offers superb volumes and a warm atmosphere. Its rare and coveted asset: a large south-facing terrace of 26 m², a real open-air lounge with a direct view of the Cours Saleya. The apartment offers a large entrance hall, a spacious living room with a fully equipped semi-open kitchen, three beautiful bedrooms with storage and private bathrooms. Air conditioning, luxury services, and absolute calm complete this rare property. Ideal as a primary residence or as a rental investment, this apartment meets all the criteria for a favorite in Nice.

Fees and charges :

