

# French Properties

ONLINE

## Price on application

**2 bedroom apartment**

**Surface : 48 m<sup>2</sup>**

**Surface of the living room: 24 m<sup>2</sup>**

**Terrace area: 2 m<sup>2</sup>**

**View : urban**

**Kitchen: fitted kitchen**

**Hot water: individual electric**

**Heating: individual air conditioning**

**Inner condition: renovated**

**Standing: bourgeois**

**Building condition: Renovated**

### Features:

double glazing, Meublé, shops at walking distance, lift, electric shutters, air conditioning

2 bedroom

1 terrace

1 bathroom

**Energy class (dpe): C**

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

Document non contractuel

14/12/2025 - Prix T.T.C



## Apartment Nice

**Charming 2-Bedroom Duplex – In the Heart of the Musicians District – Nice**  
Located on the top floor of a fully restored bourgeois building, this exceptional duplex offers a refined, light-filled atmosphere, right in one of Nice's most sought-after neighborhoods. Ideally situated on rue Hérold, just steps from the city center, the new "Iconic" complex, and tram line II, it makes a perfect pied-à-terre or a delightful address for a stay in Nice. The apartment has been designed as a true haven: – A bright living room, enhanced by a bay window and high ceilings. – An elegant, fully equipped kitchen open to the living area. – A bedroom with a balcony, featuring a glass partition that creates a unique transparency effect overlooking the living room. – A contemporary shower room with meticulous finishes. Upstairs, the second bedroom is tucked under the eaves, in a warm space evoking a workshop vibe, with painted exposed beams and built-in storage. A large internal glass wall extends the sense of space and creates a visual connection with the main level. Solid wood flooring, reversible air conditioning, double glazing, and tasteful decor give the apartment an elegant and harmonious character. The recently renovated elevator provides easy access to this top fourth floor. The apartment is sold fully

