

## A hidden gem in the heart of Nice: 1950s elegance and boundless potential



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# Description

**Sole Agent - The Address:** Nestled on one of the most sought-after streets in the city center, discover an exceptional residence. This elegant 1950s building, with its refined architecture and secure concierge service, embodies the chic of the French Riviera in all its splendor.

**The Apartment:** Located on the ground floor, this studio apartment, ready for a refresh, is just waiting to reveal its full potential. A true blank canvas with untapped possibilities, it offers generous living spaces that can easily be transformed into a stylish one-bedroom apartment.

**Its Key Advantages:**

**Complete Flexibility:** Ideal for a first-time buyer, a strategic rental investment, or setting up a professional practice (permitted by the condominium regulations).

**Modern Comfort:** Air conditioning can be installed for those hot summers in Nice.

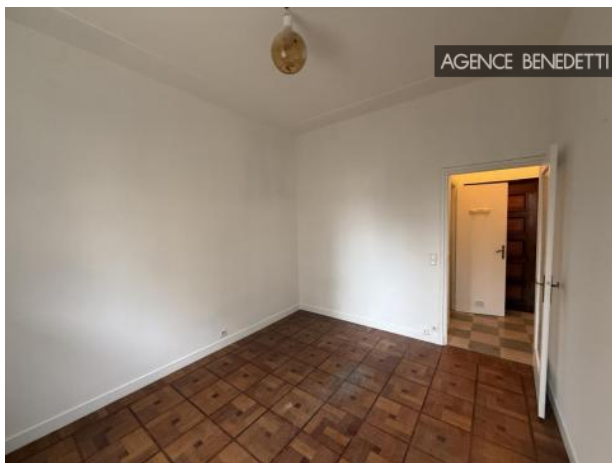
**Peace of Mind:** The monthly charges of €120 include water and central heating. Property taxes remain very low at €946.

**The Unexpected Bonus:** An unusual cellar on the top floor (attic), in need of renovation, offering exceptional ceiling height for optimal storage or specific needs.

Surface : 27,72m<sup>2</sup>

# Specifications

Surface	27 m <sup>2</sup>
Number of rooms	1
Number of bathrooms	1
Number of toilets	1
Number of cellars	1
Heating	
Hot Water	
Services	Guardian, xm
	DPE : NC - GES : NC
Price	179 000 €



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