



NICE — PROVENCE-ALPES-CÔTE D'AZUR

## NICE — Exceptional two-level apartment on Place Garibaldi, 114 sqm

€ 780.000

PRICE

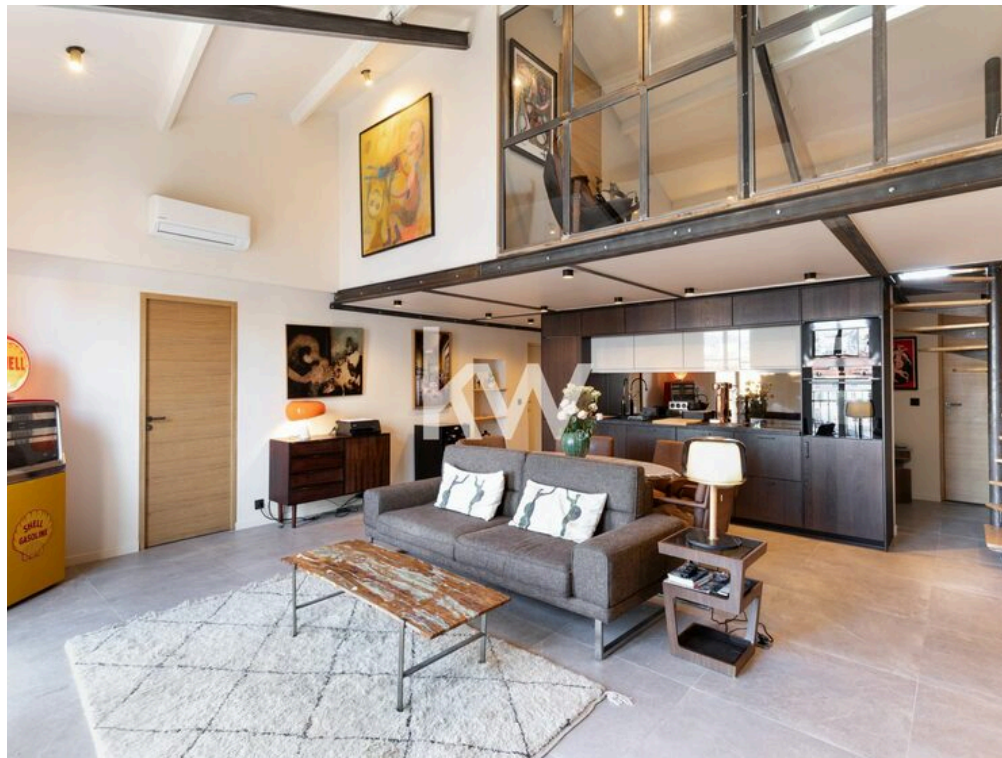
114 m<sup>2</sup>

SQUARE METRES

3

ROOMS

# The Spaces





## DESCRIPTION


# NICE – Exceptional two-level apartment on Place Garibaldi, 114 sqm


In the heart of Nice, on the prestigious Place Garibaldi, between the Port, Vieux Nice, and the Coulée Verte, discover this exceptional duplex apartment located on the top floor of a traditional Niçois building, without an elevator. With a total floor area of 114 m<sup>2</sup>, this loft-style apartment combines the charm of the old with high-end finishes: exposed stone walls, beautiful high ceilings, and refined details. Features: 2 spacious bedrooms 1 modern bathroom with WC 1 modern

shower room with WC 1 LARGE custom-made walk-in closet 2 small balconies in the living area Air conditioning A bright living space with unique character No direct overlooking neighbors Ideal location at the foot of 2 tram lines And most importantly... AN OPEN VIEW OVER THE COULÉE VERTE AND PLACE GARIBALDI! A rare property, perfect for lovers of elegance and authenticity! 🏠 Airbnb allowed ??? Seasonal rental income: 80k per year A must-see without delay!

 **114 m<sup>2</sup>**  
AREA

 **3**  
ROOMS

 **2**  
BATHROOMS

 **€ 780.000**  
PRICE

## FEATURES

 COMFORTABLE  
TO THE  
SERVICES

 EXCLUSIVE  
POSITION




PR PROPERTIES  
THE PERFECT HOME  
BY KELLER WILLIAMS  
PR PROPERTIES

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

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