

# CIMIEZ

BOULEVARD



#MLS **FR391920**

## NICE - CIMIEZ

Nice – Heart of Cimiez – Exceptional ! Magnificent  
Renovated 3 Bedrooms 157 sqm on the Last Floor

1 049 000 €

Pièce(s) 4

Surface **121.77m2**

Chambre(s) 3

Salle(s) de bain(s)

Garage 0

Leopold II – Located in a beautiful mansion of the “belle époque”, this completely renovated and modernized in 2009 magnificent duplex on the top floor, will seduce you with its views on the gardens of the condominium and their gorgeous environment.

This great compromise between house and apartment, is ideally located in the most popular area of Cimiez, quiet and close to the small shops and amenities of the area.

The apartment has been optimized and thought out in every detail both practically and aesthetically (marble, hardwood floors, air conditioning, alarm ...).

It is composed of two levels of 120 sqm Loi Carrez (157 sqm of living area), facing mainly South and West. The first level has a large double living room opening onto a terrace of 25 sqm with views on the gardens of the condominium and the Alhambra residence, a fully fitted kitchen, a guest toilet, closet and clearances and the staircase allowing access to the floor. This floor has two large bedrooms with wardrobes, an office overlooking a second terrace with sea view, two bathrooms with jacuzzi, toilets, and laundry. Finally, a cellar and a double garage in the basement with automatic door complete this exceptional apartment.

Surface : **121.77 m<sup>2</sup>**  
Séjour : **38.77 m<sup>2</sup>**  
Terrasse : **25 m<sup>2</sup>**

Chambre(s) : **3**  
Garage : **2**  
Cave : **1**

Etat :  
**Exceptionnel**  
Vue : **Dégagée**  
Exposition :  
**Sud-Ouest**  
Climatisation : **1**  
Cuisine(s) :  
**Aménagée**

Copropriété : **Oui**  
Nb de lots : **7**  
Charges / mois :  
**597 €**  
Taxe foncière :  
**2315 €**

GES : **Classe A**  
(moins de **5 kgeqCO2/m2.an**)  
Honoraires :  
**Vendeur**



VOTRE CONTACT POUR CE BIEN  
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