



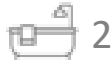
NICE Centre 06000 • 20 avenue du Maréchal Foch • 564,000 €



76² m²



2



2



2



A/C

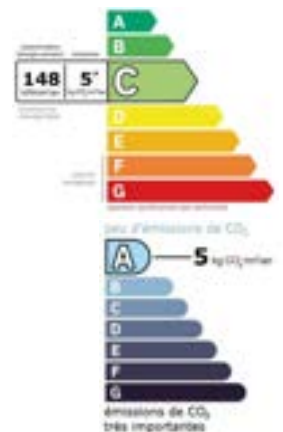


5th w/ elevator

Newly Renovated Two-Bedroom Two-Bathroom in Central Nice with Balcony

Set on the prestigious avenue du Maréchal Foch, this refined 2-bedroom apartment enjoys a prime location in the heart of Nice, just moments from local cafés, and everyday conveniences. The neighborhood blends classic Riviera charm with city vibrancy, offering easy access to shops, restaurants, public transport, and the seafront within a short stroll.

The apartment features a bright and welcoming living space that opens onto a pleasant balcony — the perfect setting for morning coffee or relaxed evenings in the Mediterranean light. The layout includes two comfortable bedrooms and two modern bathrooms, providing a roommate floorplan. Large windows enhance the natural light throughout, while the overall atmosphere combines comfort, functionality, and understated elegance. Whether as a primary residence, a stylish pied-à-terre, or a smart investment in a sought-after central district, this property represents a rare opportunity to enjoy the Nice lifestyle in a distinguished address.



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* Les honoraires sont à la charge du vendeur /Commission paid by the Seller(s)

Adrian Leeds Group SARL au capital de 5 000 Euros

R.C.S. Pontoise 894 482 819 | Numéro de TVA intracommunautaire: FR 20094482819

Activité de transactions et de gestion sur immeubles et fonds de commerce (ne peut recevoir aucun fonds, effet ou valeurs) : carte numéro CPI 9501 2021 000 000 039 délivrée par la CCI de Paris Ile-de-France valable jusqu'au 07/12/2028.

RCP : MMA IARD Assurances Mutuelles / MMA IARD - 14 Boulevard Marie et Alexandre Oyon - 72 030 LE MANS CEDEX 9.

LOCALIZATION

Country: France
 City: Nice 06000
 Sector: Center Nice
 Exposition: NE
 Floor: 5th (last floor)
 Total floors: 5

AMENITIES

Elevator: YES
 Gardien: NO
 Cave: NO
 Parking: NO
 Bicycle Storage: NO
 Furnished: NO
 Balcony: YES

FINANCIAL

Price: 574,000 €
 Charges / Mo: 115.14 € /month (1,381.76 € / year)
 Taxe Fonciere: 1,100 € (ESTIMATED) / year
 Taxe d'Habitation: will be issued in September

INTEREOR

Nº Pieces: 3/4
 Nº Bedrooms: 2
 Nº Bathrooms: 2
 Nº toilets: 2
 Cave: NO
 Kitchen: Refrigerator/Freezer, Oven, induction cooktop, dishwasher, and washing machine (no dryer).
 Heating: Individual electric
 Measurement: 76.46m2 (approx. 823 sq ft)
 74.95 Loi carrez
 Ceiling: 3m (approx. 9 ft)

COPROPRIETE

Copropriété de: lots
 Tantièmes: Apartment lot #13 (4/104)
 Cave: NO
 procedures coming: NO
 Charges annually: 1,381.76 € /year (345.44€ quarterly)

PIECES

Parties de l'immeuble bâtis visitées	Superficie privative au sens Carrez	Surface au sol
5ème étage - Séjour / Cuisine	36,77	38,06
5ème étage - Chambre 1	15,34	15,56
5ème étage - Chambre 2	12,96	12,96
5ème étage - Salle de bains / WC	6,58	6,58
5ème étage - Salle de bains	2,49	2,49
5ème étage - Wc	0,81	0,81
5ème étage - Balcon	0	6,3

Superficie privative en m² du ou des lot(s) :

Surface loi Carrez totale : 74,95 m² (soixante-quatorze mètres carrés quatre-vingt-quinze)
Surface au sol totale : 76,46 m² (soixante-seize mètres carrés quarante-six)

