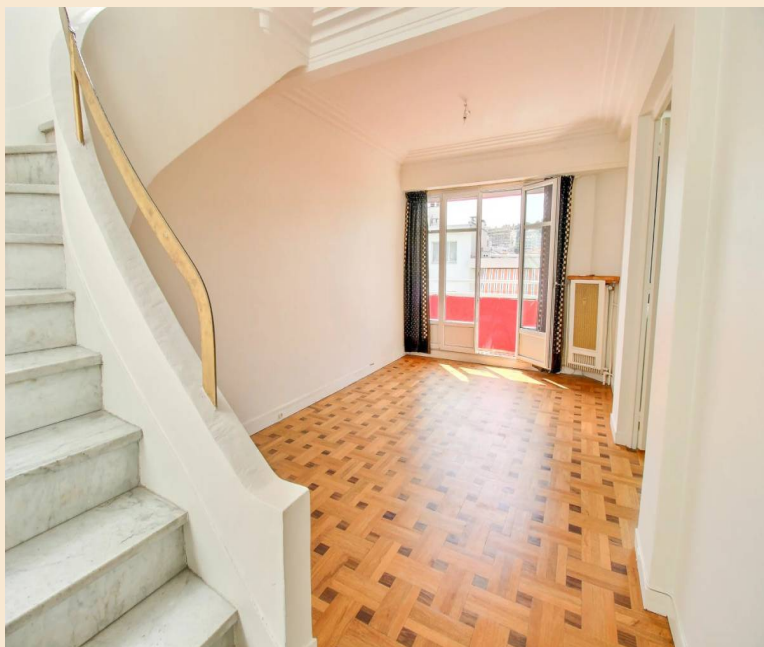


[Click to view MFH-PROHWNC85847704](#)

## Beautiful 2-room Apartment With A 20 M<sup>2</sup> Rooftop Veranda - Nice Gambetta

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



**€441,000**

inc. of agency fees

1 Beds

44.85 sqm

Let yourself be charmed by this stunning 2-room apartment, on the 7th and top floor of an elegant Art Deco building with elevator,...

### At a Glance

**Reference** MFH-  
PROHWNC85847704

**Bed** 1

**Near to** Nice

**Pool** No

**Price** €441,000

**Hab.Space** 44.85 sqm

**Land Tax** N/A

### Property Description

Let yourself be charmed by this stunning 2-room apartment, on the 7th and top floor of an elegant Art Deco building with elevator, designed in 1936 by architect Kevork Arsenian. Covering nearly 45 m<sup>2</sup>, it has been thoughtfully renovated to retain its authentic character, with original flooring and architectural details that honor its 1930s heritage.

The apartment welcomes you with an entrance leading to the charming living room, which opens up to a west-facing balcony, ideal for enjoying sunny days. The space continues with a fully equipped kitchen, a generous bedroom that also enjoys its own private balcony, a bathroom, and a separate WC.

A staircase in the living room leads to the crown jewel of the apartment: an exceptional indoor rooftop terrace of approx. 20 m<sup>2</sup>, bathed in light with east, south, and west exposures. With views over the sea, the rooftops of Nice, and the iconic dome of the Negresco Hotel, this glass-enclosed space is perfect for serene mornings or memorable evenings with family and friends.

Ideally located in a sought-after neighborhood, within walking distance of the Promenade des Anglais, the beaches, and the train station, this is a rare opportunity not to be missed.

A cellar completes this property.

## Summary

Property type:	Apartment
Bedrooms:	1
Price	€441,000

## Key Information

Internal Area: 44.85 sqm

Property Features:

- Double pane windows

**Location: Provence-Alpes-Cote-d'Azur**



## Gallery













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THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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