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## Rare 2-bedroom With Roof Terrace, Panoramic Sea View - Nice Baumettes

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



**€1,075,000**  
inc. of agency fees

2 Beds                      96.25 sqm

Beautiful and rare 2-bedroom apartment with balcony, terrace and roof terrace with outstanding panoramic views of the city, the sea and all the way to Saint Jean Cap Ferrat. Welcome to this 2-bedroom...

### At a Glance

**Reference**    MFH-  
PROHWNC82628317

**Bed**            2

**Near to**      Nice

**Pool**            No

**Price**            €1,075,000

**Hab.Space**    96.25 sqm

**Land Tax**      N/A

### Property Description

Beautiful and rare 2-bedroom apartment with balcony, terrace and roof terrace with outstanding panoramic views of the city, the sea and all the way to Saint Jean Cap Ferrat.

Welcome to this 2-bedroom apartment in a well maintained building in the Baumettes area. Here you live

five minutes' walk from the sea and everything the city of Nice has to offer around the corner. Nice entrance that opens up to the living room with exit to a terrace of 18m<sup>2</sup> facing northwest. Master bedroom opens onto the same terrace. Open kitchen from Poggenpohl with a dining room close by. The second bedroom has access to a balcony facing south-east. Shower room with toilet and a guest toilet. Many storage spaces.

The apartment's big plus is its roof terrace of 120m<sup>2</sup> with its beautiful views, here you have plenty of room to enjoy a good dinner at sunset with friends and family. The summer kitchen is perfect for those who enjoy cooking, if you have small children, the terrace becomes a natural playground and for the sun worshiper there is room for both a lounge area and a sun lounger.

Sold with a spacious garage and basement storage.

Within a short walking distance, you have a grocery store, restaurants and a tramway that takes you to the airport in 20 minutes. You can easily walk to the well-known Promenade des Anglais and the historic Hotel Negresco.

## Summary

Property type: Apartment  
Bedrooms: 2  
Price: €1,075,000

## Key Information

Internal Area: 96.25 sqm

Property Features:

- Air-conditioning

Has Air Conditioning? Yes

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



## Gallery









As Featured in

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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at **bonjour@my-french-house.com**.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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