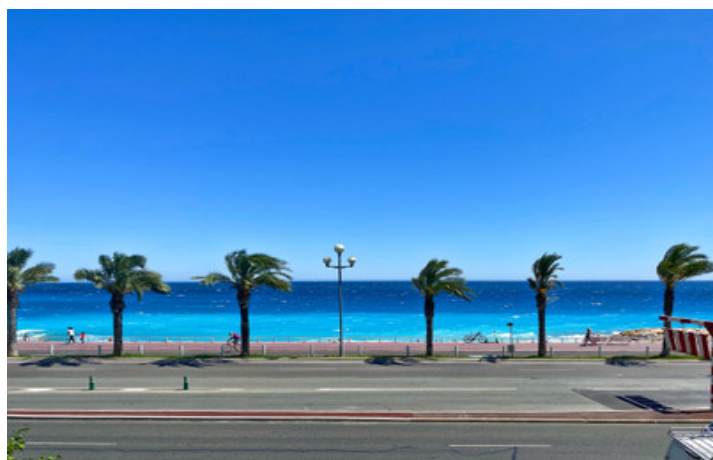


EXCLUSIVE Nice / UNDER OFFER - 2-bedroom flat with sea view on the Promenade des Anglais

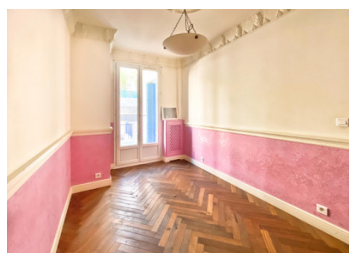
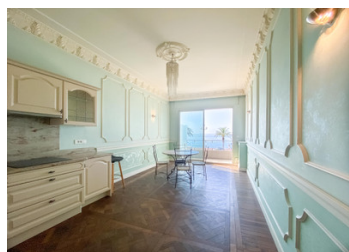


INFORMATION

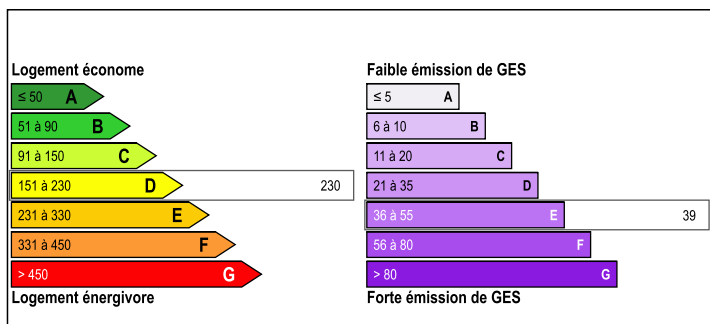
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	68 m2
Outside Space:	6 m2

IN BRIEF

EXCLUSIVE / UNDER OFFER - Beautiful two-bed apartment with a south-facing terrace overlooking the sea, a pleasant quiet balcony, accessible from both bedrooms and a cave. Ideal for a holiday home or a rental investment. A flat with character on the Promenade des Anglais!

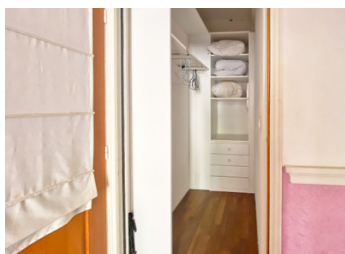


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located on the 1st floor of an art nouveau building, beautiful two-bed apartment of 68sqm with a south-facing terrace overlooking the sea and a quiet balcony accessible from the two bedrooms.

Fully equipped SCHMIDT open kitchen and a living room, a large entrance hall, a bathroom with WC and a second separate toilet. High quality double glazed windows. Solid Versailles parquet and marble flooring. A cave, a laundry room and plenty of storage throughout the flat.

The apartment is furnished with beautiful wood panelling on the walls and a very high ceiling. Magnificent common areas and an elevator.

Apartment in good condition, close to the beach, the tram and all amenities.

Collective heating and individual hot water. Service charges of 200 euros/month.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1325 EUR

Taxe habitation: EUR

NOTES