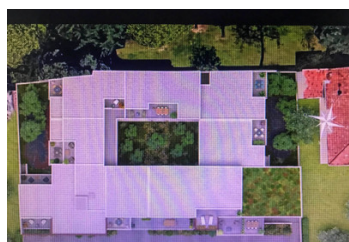
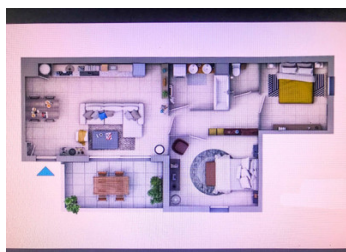
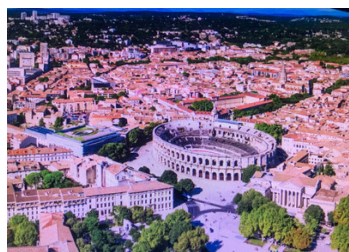


New 2 bed flat with terrace of 11 m and private parking in a quiet area but close to the historic centre.



## INFORMATION

|                |       |
|----------------|-------|
| Town:          | Nîmes |
| Department:    | Gard  |
| Bed:           | 2     |
| Bath:          | 1     |
| Floor:         | 7 m2  |
| Outside Space: | 11 m2 |

## IN BRIEF

A new project of 32 apartments (with studios to 2bed flats) in 3 levels, each with outside space and parking spot in the basement. Should be ready in second half of 2024.

Halfway between the historic center and the new business areas, the location of new residency villa will make your life easier. All school facilities, from nursery to high school, are within walking distance. The commercial areas are available 2 minutes away by car on Boulevard Salvadore Allende.

The apartments of the residence are articulated around a magnificent interior patio with trees designed in the spirit of an atrium. Each apartment, from studios to 3-room apartments, benefits from a generous outdoor space.

## ENERGY - DPE

DPE not required.

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

This 2 bed apartment will consist of 2 bedrooms, living room with open plan kitchen opens onto a south facing terrasse of about 11 m<sup>2</sup> to enjoy the sunny days, bathroom with bath and separate wc.

Nîmes is a dynamic city which is developing economically and modernizing.

Between the sea and the mountains, the city still attracts tourists thanks to its monuments, heritage, history and cultural events (Arenas of Nîmes, the Maison Carrée, the Tour Magne, the Aqueduct of Nîmes, the Cathedral of Notre Dame and Saint Castor, Sainte Eugénie chapel, Museum of Fine Arts etc.).

Nîmes, a city where life is good, 372 hectares of green spaces (historic gardens of La Fontaine, sports area of La Bastide, garden of the Oratory, etc.) and 1,000 hectares of forest. It has been elected "Floral City", "WHO Health City" (health and quality of urban life), as well as "Child Friendly City" (actions and projects in favor of children).

Nîmes is a city in the south of France, close to Montpellier (1h), Avignon (50min), but also Marseille (1h30), 3 hours from Paris by TGV, 20 minutes by car from the airport of Nîmes-Garons.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES