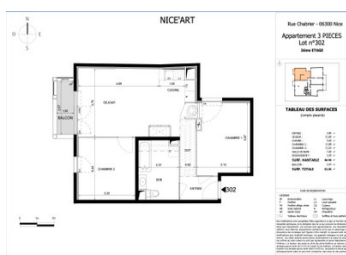
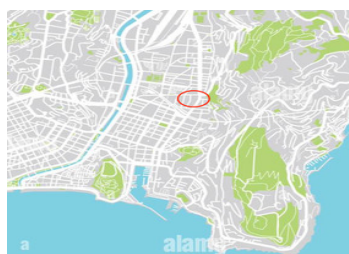


Nice - Rue Chabrier. New build. Close to Port and University. 2 bedroom apartment, balcony, private parking



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	60 m2
Outside Space:	3 m2

## IN BRIEF

Nice East - Close to Port and University Saint Jean d'Angély, a small size development with only 24 apartments, located in a quiet street. Close to transports and amenities. Tramway, train station, shops all within a short waking distance.

Located on the 3rd floor, a 2 bedroom apartment with balcony.

Private underground parking for 25 000€.

Completion 1st trimester 2026.

## 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

### CAREFULLY SELECTED FEATURES

Energy • Equipment compliant with RT 2012-15% regulations

- Electric towel warmers in bathrooms and shower rooms

Comfort

- PVC joinery with double glazing
- PVC roller shutters, electric in living rooms
- 45x45 cm tiling in all rooms
- Elevator serving all floors
- Individual thermodynamic water heaters for hot water
- Heating and cooling of apartments via "air/air" heat pump only on the 5th and 6th floors
- Individual electric heating with radiant panels on all floors

The Residence

- Car parking spaces and some garages in the basement
- Bicycle storage room on the ground floor

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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