

3-bed apartment with terrace in centre of Nîmes.

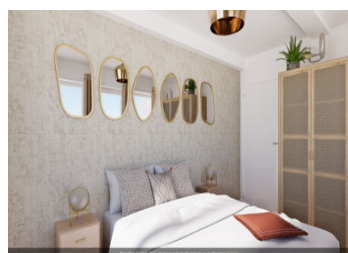


## INFORMATION

Town:	Nîmes
Department:	Gard
Bed:	3
Bath:	2
Floor:	95 m2
Outside Space:	27 m2

## IN BRIEF

This apartment was renovated in style, combining comfort and authentic charm. Ideally located only a few meters from Maison Carrée or the Arena in walking distance from all shops and restaurants. Railway station with TGV to Paris is only 12 minutes away. 20 minutes by car from the airport of Nîmes-Garons. Montpellier 45 minutes, Marseille 1h20, Avignon 50min, Paris by TGV 3hrs.

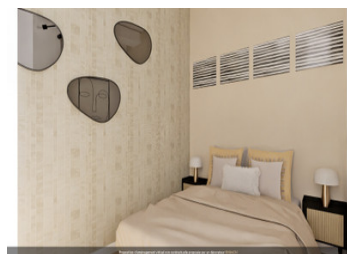
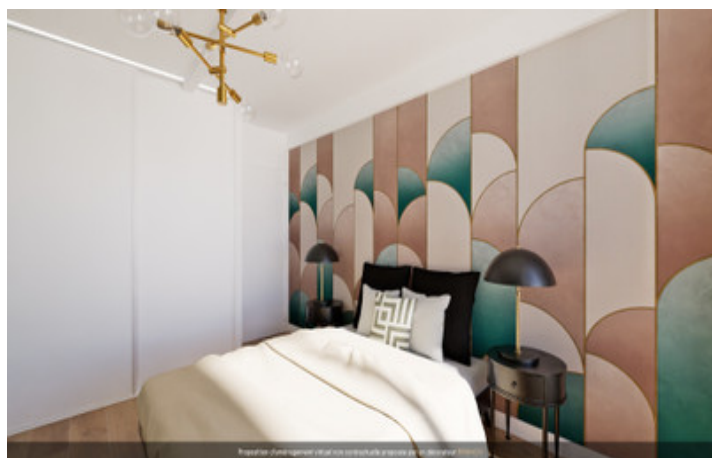


## ENERGY - DPE

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

Very rare - apartment on the top (4th floor) with spacious and sunny terrace offers:

- living room with kitchen - 48 m<sup>2</sup>
- 1st bedroom with cupboard and shower room - 11 m<sup>2</sup>
- 2nd bedroom with access to the terrace - 10 m<sup>2</sup>
- 3rd bedroom with cupboard - 9,5 m<sup>2</sup>
- separate toilet
- bathroom with shower - 3,25 m<sup>2</sup>
- terrace 27 m<sup>2</sup> accessible from the living room and 2 bedrooms with amazing views on top of the city.

Parquet flooring in the living room, kitchen and bathrooms delivered equipped, fitted cupboards.

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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