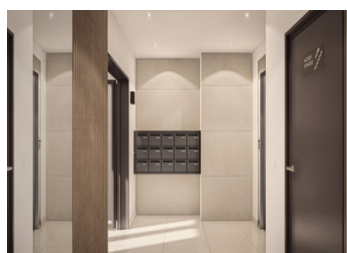


Nice - Saint-Jean d'Angely. New build, top floor 3 bedroom apartment duplex, terraces



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	110.37 m2
Outside Space:	71 m2

## IN BRIEF

Nice - Saint-Jean d'Angely. Located 2 steps from amenities, "Villa Gabriel" is an intimate residence that offers 15 apartments only, from 2 to 4 rooms and embodies interior comfort. This residence benefits from the NF Habitat HQE certification designed so that the inhabitants feel particularly well and with the guarantee of benefiting from a building meeting the most strict quality and performance criteria for an incomparable quality of life. This duplex apartment located on the top floor includes on the entrance level : an entrance, living room with open kitchen opening onto a terrace, 2 bedrooms (one with a private terrace), 1 bathroom, 1 independent toilets, storage. On the upper level a 3rd bedroom and a shower room with toilets and access to a beautiful roof top terrace.

Possibility of purchasing a private parking in the basement....

## 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

A quality habitat for some privileged "Villa Gabriel" is a residence on a human scale, of only 15 dwellings which fully engages with its NF Habitat HQE certification, thus providing quality and higher performance services: thermal, acoustic, brightness, charges economy, quality of indoor air, functionality, safety and respect for the environment.

"Villa Gabriel" offers a resolutely contemporary and elegant architecture, thanks in particular to a use of modern materials such as glass and aluminum. Pumped by generous bow-windows and spacious balconies, its design ensures harmonious insertion in its environment.

This residence offers an intimate atmosphere in the heart of the city, gaining a level of quality services. An exceptional residential framework pledge of a lasting investment.

An authentic, ideal and privileged district Located a few minutes from downtown Nice, the residential area of Saint Jean d'Angély, is authentic, ideal and sought after. Take advantage of restaurants, business, shops, and local services. The district also has several establishments accessible on foot such as the School-College Blanche de Castille, the Saint-Jean d'Angély university campus, the journalism school, a cinema, a pharmacy, leisure and sports equipment, as well as that the vinaigrier park. Transport, tram and main main road axes are easily accessible in a few minutes.

### Life spaces

- Energy efficient residence and environmentally friendly
  - Electric roller shutters in all main parts
  - Exclusive, intimate and secure location
  - East and West exhibitions and beautiful openings promoting brightness
  - Large Bow-Windows or Large Balconies
  - Quality materials carefully selected
  - Optimized thermal and acoustic comfort
- Functional, pleasant...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES