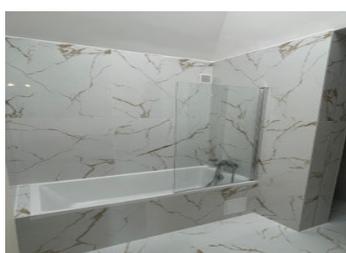


## Nice - Cimiez. Top floor large 3 bedroom apartment, rooftop terrace, garage, pool



## INFORMATION

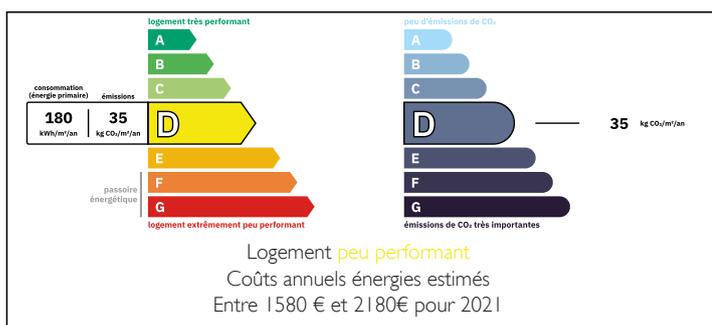
Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	153 m2
Outside Space:	175 m2



## IN BRIEF

Nice - Cimiez. In the quiet of a residential neighborhood, Avenue Sainte-Claire. On the top floor, a bright renovated apartment with spacious rooms. East to West exposure, it includes: an entrance, a large living room with a fireplace opening onto the West terrace, an independent kitchen, a master bedroom with a bathroom and an East terrace, 2 bedrooms with a terrace, 1 shower room, 2 toilets, storage spaces. Via an interior staircase, access to the private 140m<sup>2</sup> solarium. Residence with swimming pool and landscaped park. Sold with 2 cellars and 1 garage. Annual charges: €10,000

## 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

Nice - Cimiez. In the quiet of a residential neighborhood, Avenue Sainte-Claire. On the top floor, a bright renovated apartment with spacious rooms. East to West exposure, it includes: an entrance, a large living room with a fireplace opening onto the West terrace, an independent kitchen, a master bedroom with a bathroom and an East terrace, 2 bedrooms with a terrace, 1 shower room, 2 toilets, storage spaces. Via an interior staircase, access to the private 140m<sup>2</sup> solarium. Residence with swimming pool and landscaped park.

Sold with 2 cellars and 1 garage.

Annual charges: €10,000

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Co-owned building of 1 units

Provisional annual charges: 10500€

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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