

Nice - Cimiez. Penthouse with panoramic views, 3 bedroom apartment, garage



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	144 m2
Outside Space:	408 m2

## IN BRIEF

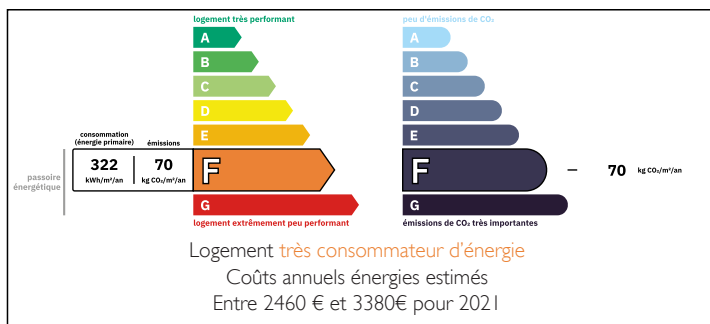
Nice - Cimiez. Avenue Scuderi. In a residential neighborhood and absolute calm within a prestigious residence. On the top floor, a bright rooftop villa with generous volumes. With its triple exposure East-South-West, you will enjoy brightness throughout the day. After some refreshing for contemporary features, you will enjoy the comfort of a villa without the inconveniences. The apartment includes: a large entrance, a double living room, an independent kitchen, a master bedroom with its bathroom/toilet, a dressing room, 2 bedrooms with a balcony, 1 shower room, 1 guest toilet.

The 340m<sup>2</sup> terrace with panoramic views of the sea and hills and its summer kitchen offers you the possibility to enjoy the Côte d'Azur sky all year round !

Sold with a double garage and a cellar.

Annual charges: €8,000

## 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

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Co-owned building of 1 units

Provisional annual charges: 8000€

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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 foncière: 2700 EUR**

**Taxe habitation: EUR**

## NOTES