

Nice - Gioffredo. Very central location, close to Place Masséna. One bedroom apartment, small balcony

EXCLUSIVE



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	33 m2
Outside Space:	1 m2

## IN BRIEF

Nice - Great location. Close to Place Masséna and Old Town. Located on the 3rd floor with lift, a small 1 bedroom apartment perfect for an holiday home. An entrance, living room with open kitchen, 1 bedroom, shower room, independent toilets, small balcony facing East. Very central but also quiet location. A few minutes walk to promenade, Old Town and Place Masséna.

Holiday rentals allowed. Low monthly fees of 70€.

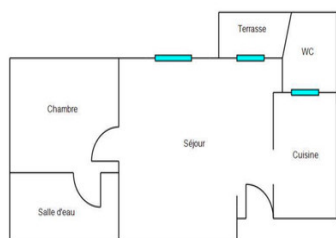


## ENERGY - DPE

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

Nice - Great location. Close to Place Masséna and Old Town. Located on the 3rd floor with lift, a small 1 bedroom apartment perfect for an holiday home. An entrance, living room with open kitchen, 1 bedroom, shower room, independent toilets, small balcony facing East. Very central but also quiet location. A few minutes walk to promenade, Old Town and Place Masséna.

Holiday rentals allowed. Low monthly fees of 70€.

-----  
Co-owned building of 25 units  
Provisional annual charges: 800€

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **660 EUR**

Taxe habitation: **EUR**

## NOTES