

Nice - Le Port. High floor 2 bedroom apartment located in the Port area



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	83 m2
Outside Space:	10 m2

## IN BRIEF

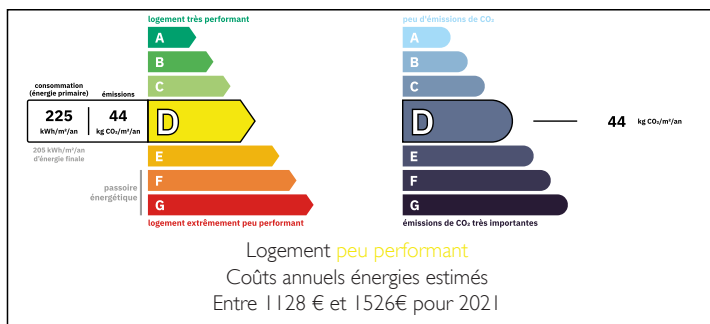
Nice - Port. In one of the most sought after area of Nice, located on the 5th floor (out of 7). This large 2 bedroom apartment with double exposure East/West could become the perfect holiday home after a quick renovation. It includes an entrance, living room with terrace facing West, 2 large bedrooms, independent kitchen with a balcony, bathroom with bath and shower, toilets. Sold with a cellar.

Possibility to buy a parking space.

Monthly fees of 280€ including hot and cold water, central heating.



## 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: 3200€

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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: 1783 EUR**

**Taxe habitation: EUR**

## NOTES