

## Light-Filled 1-Bedroom on Top Floor in West Nice with Private Underground Parking – Renovate to Your Style



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	45 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

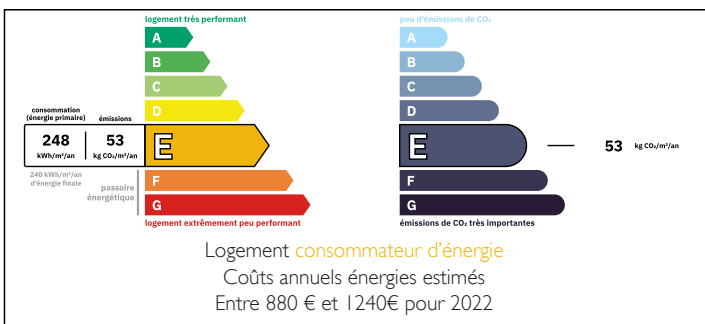
This bright 1-bedroom apartment is located in the residential Caucade district of Nice's western side, offering proximity to schools, amenities, and a peaceful lifestyle.

Situated on the 2nd and top and floor of a small condominium with only 14 units, this south-facing property is flooded with natural light throughout the day. With a total interior space of 45m<sup>2</sup>, the layout includes a living room with a connection to the kitchen, an entry hall, and a corridor leading to the WC, shower room, and bedroom.

While the apartment requires renovation, it provides the perfect canvas to customize your dream home.

Adding to its appeal, the property comes with a private underground parking space and a spacious cellar, all included in the price. Low property tax and condo fees further enhance its value.

## ENERGY - DPE



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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

### OVERVIEW:

This bright and inviting 1-bedroom apartment is located in the peaceful Caucade district, one of Nice's most desirable residential areas on the western side of the city. Known for its family-friendly environment, proximity to schools, and abundant local amenities, this neighbourhood offers both convenience and tranquillity.

Located on the top and second floor of a well-maintained small condominium with just 14 units, this south-facing apartment is bathed in natural light throughout the day.

The property is sold with a private underground parking space and a spacious cellar, both included in the price. Low property taxes and condominium fees make this an excellent investment opportunity or a perfect primary residence.

The apartment is to be modernized to fit your personal style.

### THE LAYOUT:

Spanning 45m<sup>2</sup> of interior space, the apartment offers a practical and well-thought-out layout. The entry hall leads directly into a bright 17m<sup>2</sup> living room that connects seamlessly to the 7m<sup>2</sup> kitchen.

The 11m<sup>2</sup> bedroom provides a cozy and quiet retreat, while a corridor connects it to the bathroom with shower and the separate WC.

The apartment features underfloor heating throughout and a reversible AC for year-around comfort.

### THE AREA:

Caucade is a charming and highly sought-after residential neighborhood located on the western side of Nice. Spanning 1.5 km<sup>2</sup>, this tranquil district is known for its serene atmosphere, abundant green spaces, and family-friendly environment. The area

## LOCAL TAXES

Taxe foncière: 214 EUR

Taxe habitation: EUR

## NOTES