

Nice - Valrose Park. One bedroom apartment, terrace, private parking



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	51 m2
Outside Space:	8 m2



## IN BRIEF

Nice - Center/Valrose Park.

Quiet Residential Environment: Located near the university and all amenities, in the prestigious 1970-built residence "Parc de Valrose," this two-room apartment of 51 m<sup>2</sup> is in excellent condition and situated on the third floor of the building.

The apartment features:

An entrance with a closet,

A living room and separate kitchen opening onto the terrace,

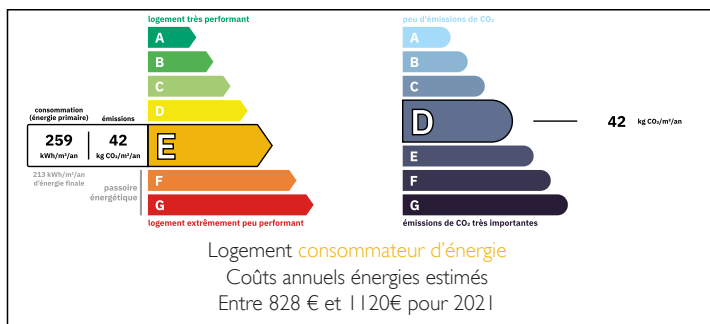
A bedroom with built-in storage,

A shower room, and a separate toilet.

A cellar and an exterior parking space complete this property.

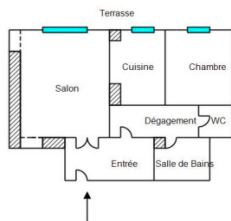
Monthly charges: €148.

## 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: 2000€

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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:** 1300 EUR

**Taxe habitation:** EUR

## NOTES