

3 rooms, 2 bedrooms, 2 shower rooms + wc, 1 cellar, 83.5m , balconies 22m , parking (rented). Panoramic views.



INFORMATION

| | |
|----------------|-----------------|
| Town: | Nice |
| Department: | Alpes-Maritimes |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 83.53 m2 |
| Outside Space: | 22 m2 |

IN BRIEF

Very bright dual-aspect apartment in excellent condition, ideal for a family or a vacation home. Sold with a separate, fully equipped kitchen opposite the living room.

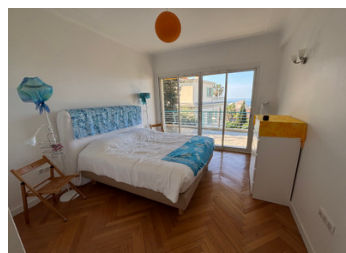
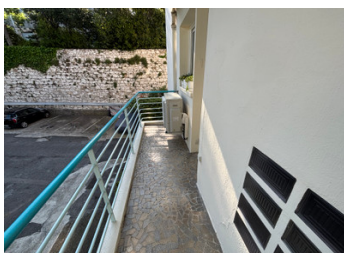
The living room and master bedroom open onto the south-facing front terrace with panoramic views of the sea and the castle hill.

Blinds on the terrace and electric shutters on the windows and bedrooms.

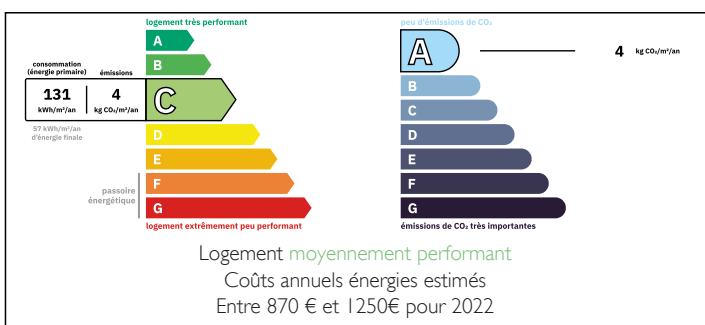
Both bathrooms are equipped with toilets.

A 10-minute walk from La Réserve beach, the port, and all shops. Schools are nearby.

Two parking spaces are available for rent on the property.

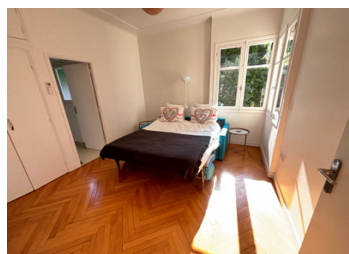


ENERGY - DPE



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

The entrance opens onto a bright 23 m² living room with a 17 m² terrace and breathtaking views, as well as a separate kitchen with its own 5 m² balcony.

A small hallway leads to two large bedrooms of 13 m² and 14 m² each with built-in wardrobes.

The apartment has two bathrooms, one of which is en suite.

Both bathrooms are equipped with toilets.

Co-ownership of 12 units.

Annual co-ownership fees: €3,600. Same amount expected for 2025.

Property taxes for 2024: €1,629.

Co-owned building of 2 units

Provisional annual charges: 3600€

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

LOCAL TAXES

Taxe foncière: 1609 EUR

Taxe habitation: EUR

NOTES