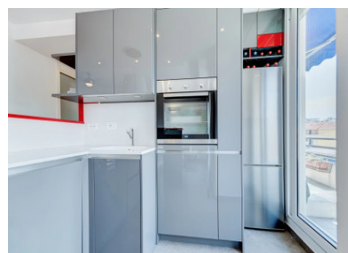


Top floor 50m 2/3 rooms+ terrace 18m facing west. 1 bedroom + 1 office/small bedroom. Living room 29m .



INFORMATION

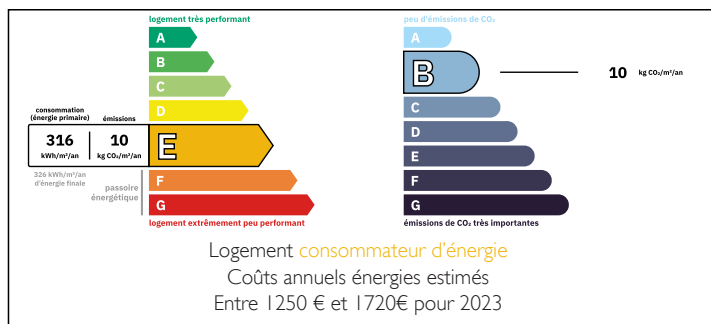
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	50 m2
Outside Space:	30 m2



IN BRIEF

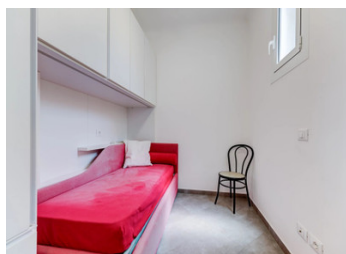
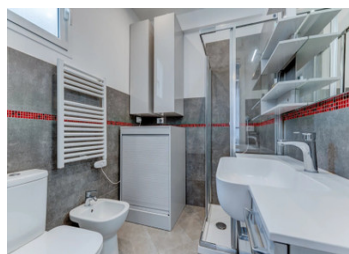
The apartment building is on rue de France on which there is a large choice of local shops and restaurants and it is a few minutes walk to the Tram stop to the airport. It is also a few minutes walk from the beaches on the Promenade des Anglais and it is a few minutes walk from the central pedestrian area giving onto Place Massena and avenue Jean Médecin, the main shopping street of Nice.

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

This very bright, west-facing 2/3-room apartment is on the top floor, offering unobstructed views of the city and hills, opening onto a large, sunny 18m² open-air terrace.

The property is in perfect condition and has been recently fully renovated. It features a spacious 29.48m² living room with a fully equipped open-plan kitchen and a bedroom opening onto a quiet terrace. There is also a spare bedroom or office. A shower room with a toilet and window is also available.

All sliding windows are double-glazed. The blinds are electric.

A cellar is located in the basement.

The common areas are in perfect condition. This luxury residence has a caretaker, elevator, and electronic surveillance. Individual heating and hot water.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES