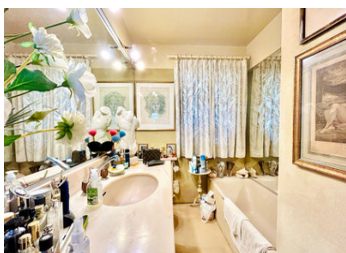


Top floor (7/7). 2/3 rooms, 60m + 26m terrace and 12m balcony.. Closed garage + 2 cellars.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	61 m2
Outside Space:	38 m2



IN BRIEF

This property is located on a quiet street in the Riquier area of Nice, close to the Port, Place Grimaldi, the old town, the Tram lines 1 & 2, the shopping centre Nice TNL (Carrefour) and rue Bonaparte, both with many shops.

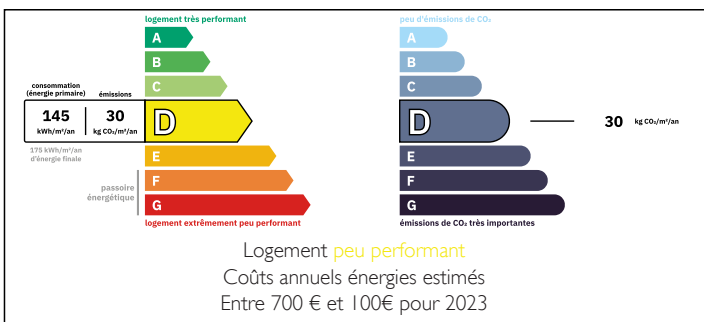
The Port area offers many restaurants and nightlife spots as do Place Grimaldi and the old town.

There is easy access by car to the express way (voie Mathis and airport) and also to the A8 motorway to Paris and Italy.

The beaches on Cap de Nice are a 15 minute walk and the Promenade des Anglais, a 20 minute walk.

This appartement can be used as a full time home or as a holiday residence

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 apartment features a very bright open plan living room and a fully equipped kitchen with a dining area, and a very large bedroom, all opening onto the large south-facing terrace with barbecue.

Nice has an estimated 300 days of sunshine each year and this appartement is ideal for taking advantage of the sunny days and outdoor living.

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

NOTES