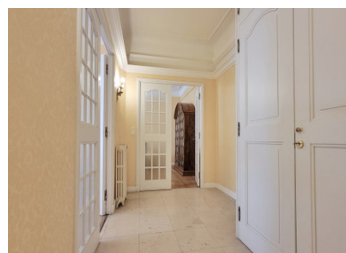


1st floor, 3 room, 2 beds, 101m + 14m terrace. Double living room. Carré d'Or district.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	101 m2
Outside Space:	14 m2



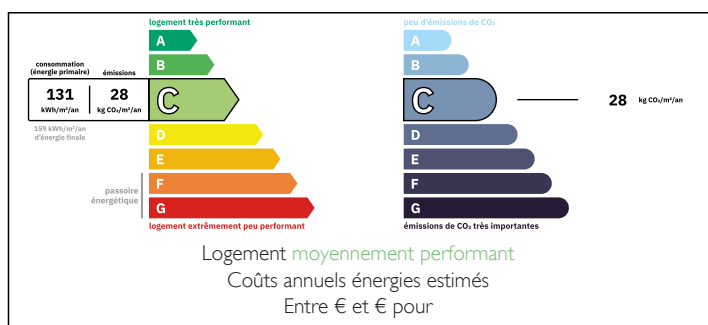
IN BRIEF

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.

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

Enjoy direct access to the beaches, the Promenade des Anglais, and the pedestrian zone, as well as the amenities of the city center nearby

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 has a 29m² living/dining room and a separate 7.5m² kitchen. It has two large bedrooms of 18.9m² and 20.95m². The apartment can be lived in as is or improved with renovation and putting in air conditioning.

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



LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES