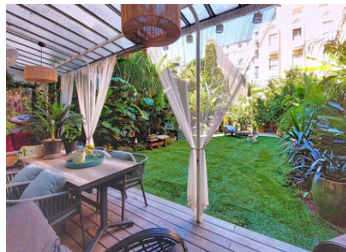


Apartment 110m 4 room, 3 beds, 3 baths, 2 gardens 180m, parking space. Swimming pool. Cellar. Parking space.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	110 m2
Outside Space:	180 m2

IN BRIEF

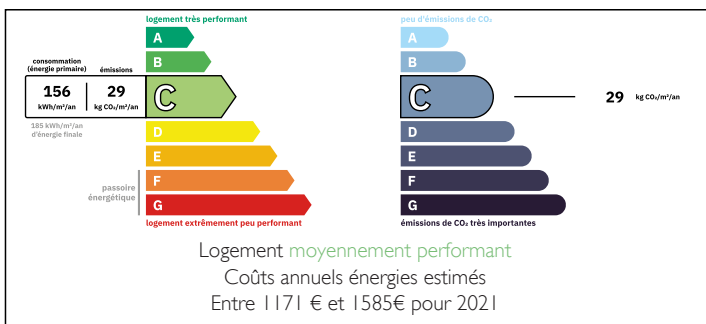
In the Fleurs district of Nice close to the centre (one stop on the Tram to avenue Jean Médecin). An exceptional property with easy access to schools, shops and public transport.

The apartment is offered with a cellar and additional parking in a neighbouring condominium.

The Promenade des Anglais and its beaches and restaurants are a short walk away.

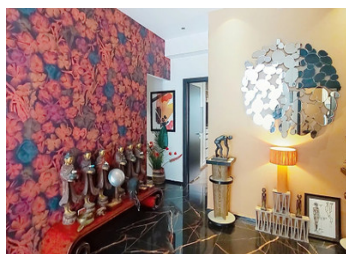
By car there is easy access to the voie Mathis (express way) and the A8 motorway to Paris and Italy.

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

A refined & arty 110m² interior, bright 31m² living room, a separate fitted kitchen, 3 bedrooms, 3 bathrooms (2 with shower, 1 with bathtub), 2 toilets, reversible air conditioning, electric shutters, double glazing, exterior lighting, automatic watering system in garden. An extraordinary exterior with two private gardens: a first garden to the South of 42m² and a second of 140m² with a 20m² terrace mini swimming pool with waterfall surrounded by banana trees and lush vegetation.

This apartment combines discreet luxury, absolute comfort and a villa atmosphere close to all amenities and the city centre.

Co-ownership charges: 3,400 euros (collective heating, caretaker) DPE: C Estimated annual energy costs of the home: between 1,171 euros and 1,585 euros (reference year 2021). Information on the risks to which this property is exposed is available on the georgique website: georisque.gouv.fr. No proceedings in progress to our knowledge. Agent's fee/commission paid by seller.

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