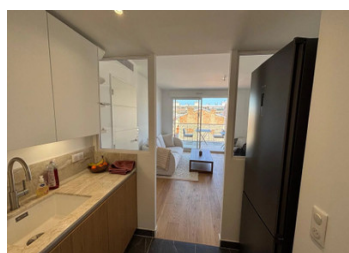
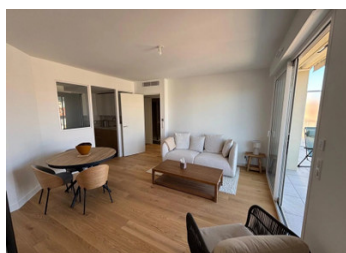


New build apartment 5th floor 68m , 3 room 2 beds 2 baths, terrace 17.5m . Possibility parking space + 50 000



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	68 m2
Outside Space:	17 m2

## IN BRIEF

A newly built apartment in the Musiciens district of Nice offering a quiet, pleasant living environment, close to shops, the tram and 10 minutes from the sea.

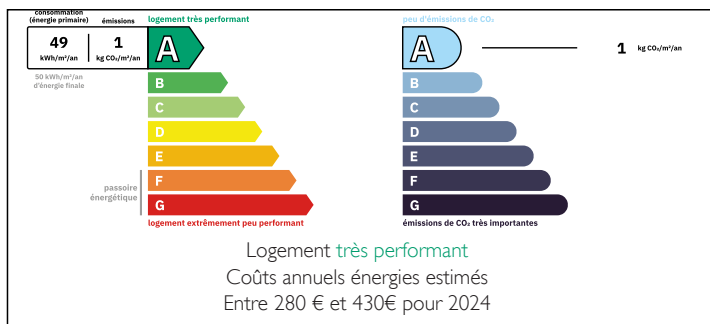
The old Venetian Neo-Gothique style façade (Belle Epoque) of the original building (Palais Branca) has been kept and renovated. With the construction of the new apartments behind the façade.

Easy access to the voie Mathis (express way) and A8 motorway to Paris and Italy.

The 17.65m<sup>2</sup> terrace offers pleasant outdoor living.

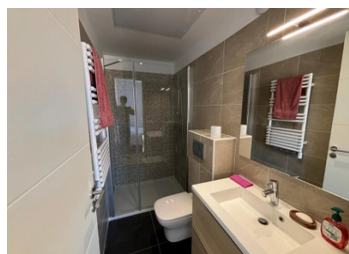
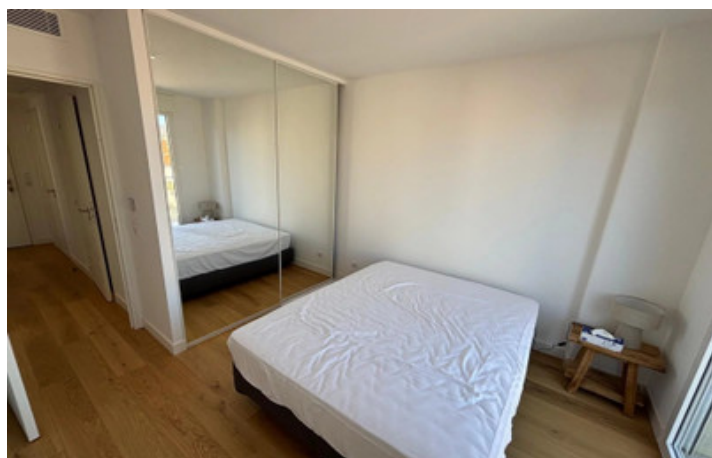
A parking space in the building is available for an additional €50 000.

## 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 3-room apartment includes an entrance hall, a living room with a semi-open fully equipped kitchen, a bedroom with a shower room and toilet, a second bedroom, a second shower room and a separate toilet. Benefiting from a 17.50m<sup>2</sup> terrace in total peace and quiet, you will enjoy a completely unobstructed view of the city and the hills of Nice. All the main rooms open to the outside through large bay windows. Double glazing, air conditioning. Energy consumption is extremely low - with top rating of A. Estimated annual energy costs for the home between 280 euros and 430 euros.

Number of apartments in building 20.

Amount of the share of annual charges 2,400 euros.

The risks to which this property is exposed are available on: [georisques.gouv.fr](http://georisques.gouv.fr)

No proceedings to our knowledge in progress in the building.

The Agency fee/commission is paid by the seller.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES