

Renovated apartment 60m , 3rd floor, 3 room, 2 beds, 2 baths, a few metres from the Port & sea.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	60 m2
Plot Size:	0 m2

## IN BRIEF

Just steps from Port Lympia and Place du Pin, discover this beautiful 2-bedroom apartment on a second floor with an elevator, ideally located in the heart of a lively and central neighborhood, where everything is within walking distance: shops, restaurants, Tramline 2 stop just one minute away for direct acces to the airport and Avenue Jean Médecin shopping street.

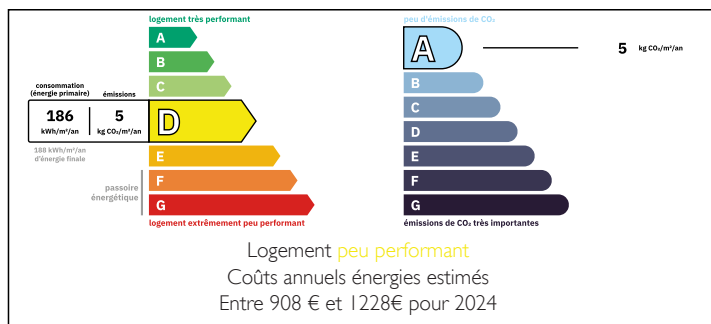
Easy access to the Port and beaches and the Promenade des Anglais.

The Place du Pin and Place Garibaldi and Tram line 1 are a 5 minute walk away.

Beaches (Cap de Nice and Promenade des Anglais) are a 10 minute walk away.



## 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 fully renovated apartment offers an optimal layout, very high ceilings, and a comfortable living environment.

It comprises:

- An entrance hall with storage,
- A spacious living room with a fully equipped open-plan kitchen, bathed in light and offering a view of the port,
- Two quiet bedrooms, each with its own private shower room,
- A separate toilet.
- Finally, an additional 6m<sup>2</sup> area (not included in the Carrez law) preceding the apartment provides additional storage.

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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