

3rd floor 134m , 4 room, 3 beds, 2 baths + 12m attic room



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	0 m2
Plot Size:	0 m2

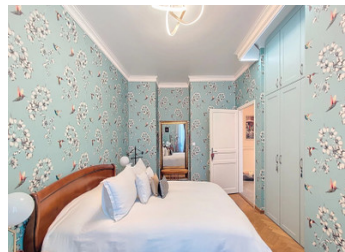
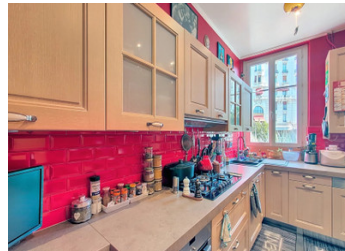
## IN BRIEF

Located in a bourgeois building in the city centre. Facing south and east, this large apartment is very light.

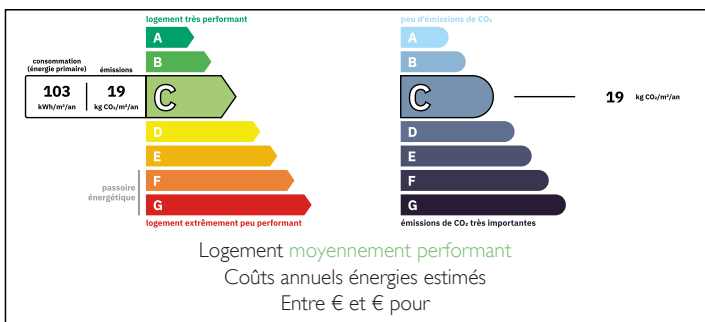
Ideally located close to central Nice and the main shopping street of Jean Médecin.

Close to the Port area, places Garibaldi and du Pin and the Promenade des Anglais via Tram line 1 or simply walking.

The airport (change to Tram line 2) is less than 30 minutes away.

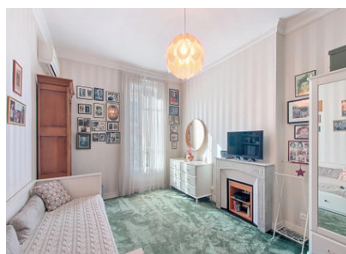
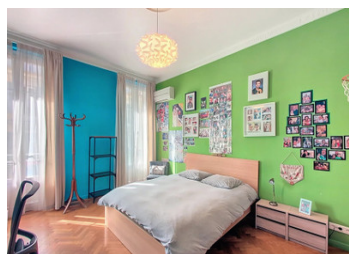
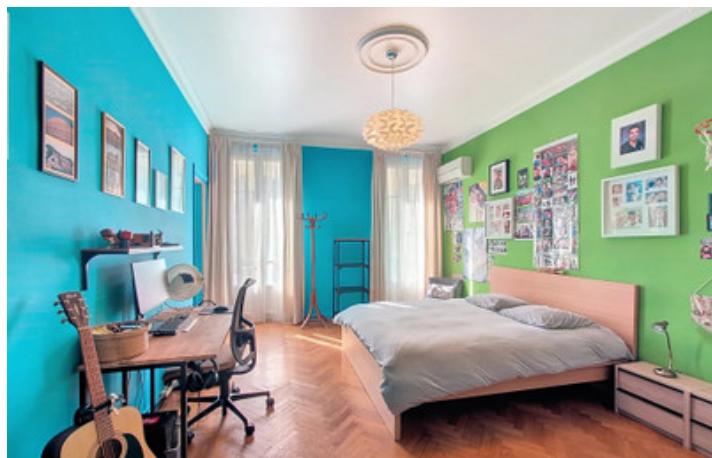


## ENERGY - DPE



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

Its generous volumes include 4 rooms, including 3 elegant bedrooms, 2 bathrooms with shower and two separate WC's.

This apartment is perfectly suited to family life or a refined pied-à-terre. Two balconies with wrought iron railings, typical of the bourgeois style, complete this exceptional property, offering authenticity and character. In addition, a 12m2 attic room on the top floor, equipped with a Velux window in perfect condition, is an ideal space for an office, a reading room or a spare bedroom.

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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 foncière: 2166 EUR

Taxe habitation: EUR

## NOTES