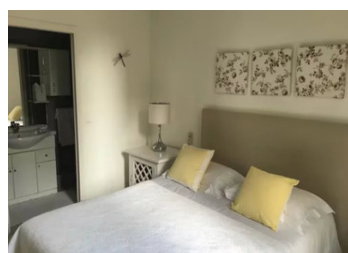
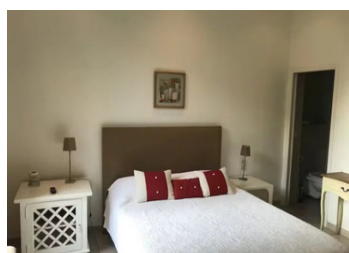
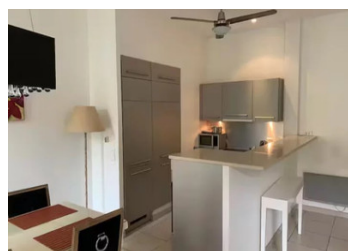
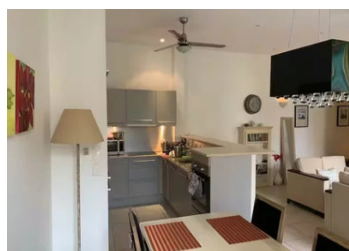
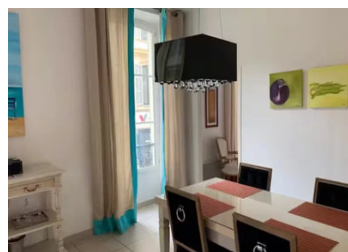


1st floor apartment 1900 building. 80m . 3 room, 2 beds, 2 bathrooms on Coulée Verte. Furnished.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	0 m2



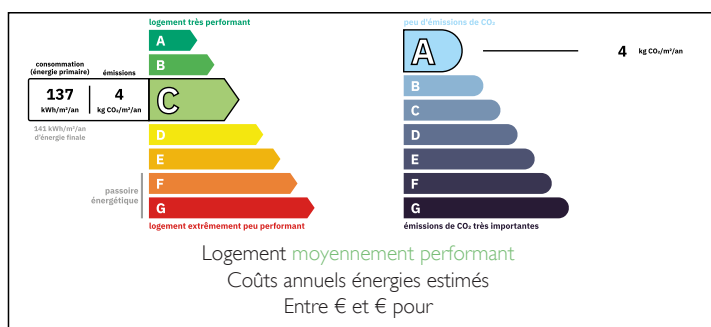
## IN BRIEF

Charming 3-room apartment a stone's throw from the Coulée Verte

Prime location in the heart of Nice!

Just steps from the Coulée Verte, the beach, the old town, and Place Masséna, this apartment enjoys an exceptional location, close to all amenities. Located on the first floor of a beautiful turn-of-the-century building, this 80 m<sup>2</sup> two-bedroom apartment captivates with its authenticity and old-world charm: high ceilings, moldings, parquet floors, and more.

## 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

It comprises an entrance hall, a large, bright living/dining room of approximately 40 m<sup>2</sup>, two bedrooms (11 m<sup>2</sup> and 13 m<sup>2</sup>), each with a bathroom, as well as a dressing room and some storage space. Parking is easy with nearby parking and an electric vehicle parking space is located right in front of the building.

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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: 1194 EUR

Taxe habitation: EUR

## NOTES