

Apartment 3rd floor 3 room, 2 beds, 53m , balconies 5.8m on Promenade des Anglais. Furnished.

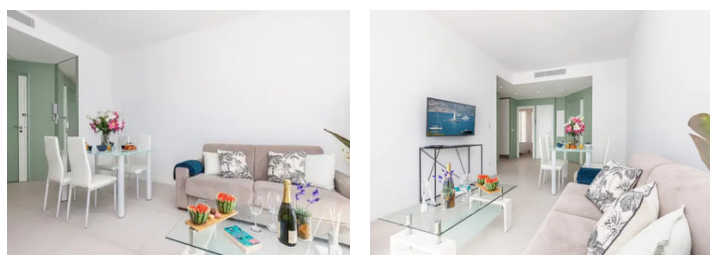
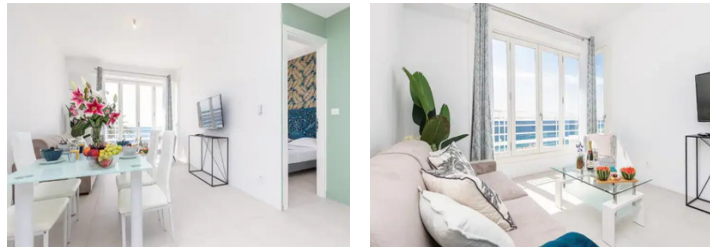
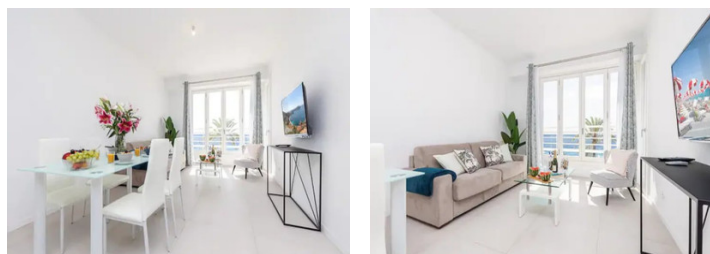


## INFORMATION

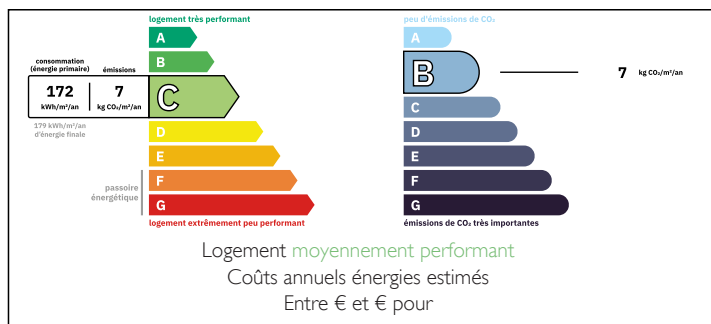
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	53 m2
Outside Space:	6 m2

## IN BRIEF

Supern apartment with sea view In a beautiful luxury building ideally located on the Promenade des Anglais, on the 3rd floor with elevator, discover this magnificent 3-room apartment completely renovated with terrace.

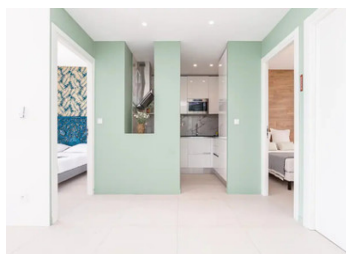
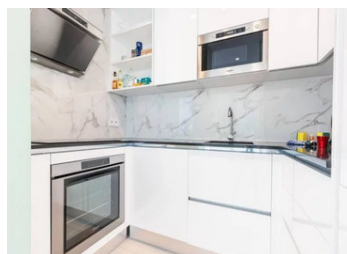


## ENERGY - DPE



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 apartment consists of an entrance hall, a living room with an equipped American kitchen opening onto the terrace, two bedrooms as well as a bathroom with WC and a cellar. Dual-aspect apartment, air-conditioned, facing south.

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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: 1205 EUR**

**Taxe habitation: EUR**

## NOTES