

Ref: A40228ATB06

Price: 595 000 EUR

agency fees to be paid by the seller

Apartment to renovate. 2nd floor (of 3) 92.5m, balconies 29m 4 room, 2 beds, I bath + office. Cellar 18m.















ENERGY - DPE

DPE not required.

INFORMATION

Town: Nice

Department: Alpes-Maritimes

Bed: 2

Bath:

Floor: 92 m2

Outside Space: 29 m2

IN BRIEF

NICE - LIBERATION : In a superb Belle Époque-style villa building, on the penultimate floor, discover this dual-aspect apartment to renovate, offering generous volumes and undeniable charm.

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.





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LOCAL TAXES

Taxe foncière: III6 EUR

Taxe habitation: EUR

DESCRIPTION

It features a spacious entrance hall with a 29m² living room, two bedrooms, one with a balcony, a separate kitchen, a bathroom with a toilet, and an office area. Its 3.40 m ceiling height gives it a unique character and offers numerous design possibilities. Ideally located in the heart of the Libération district, close to the market, shops, and public transport. A spacious 18 m² cellar completes this rare property!

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES