

Apartment to renovate. 2nd floor (of 3) 92.5m , salon 29m 4 room, 2 beds, 1 bath + office. Cellar 18m .



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
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.

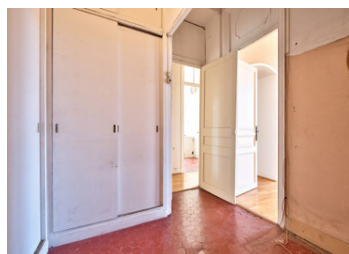


## ENERGY - DPE

DPE not required.

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 features a spacious entrance hall with a 29m<sup>2</sup> 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 m<sup>2</sup> cellar completes this rare property!

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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: 1116 EUR

Taxe habitation: EUR

## NOTES