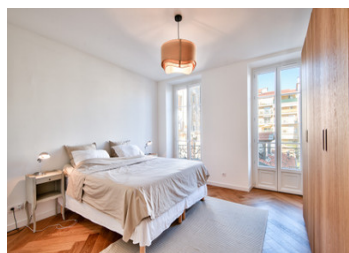


Fully renovated 3rd floor apartment 71m . 3 room, 2 beds, 1 bath. equipped kitchen. Cellar.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	0 m2

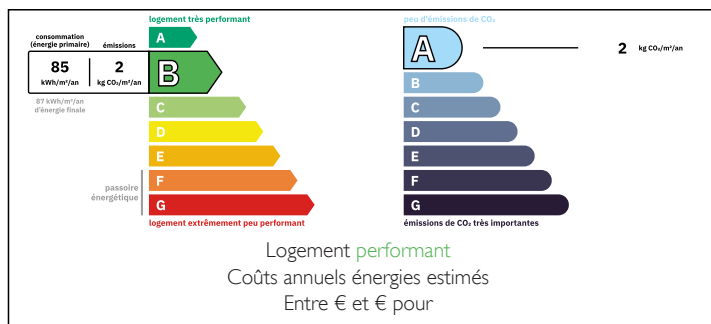


IN BRIEF

In the Libération area. the famous amrket is a few minutes walkk from the apartment as is the station Libération on Tram line 1.

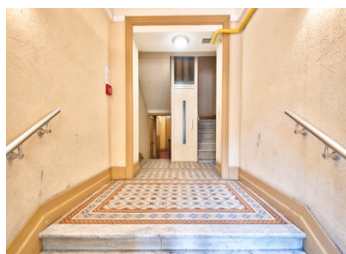
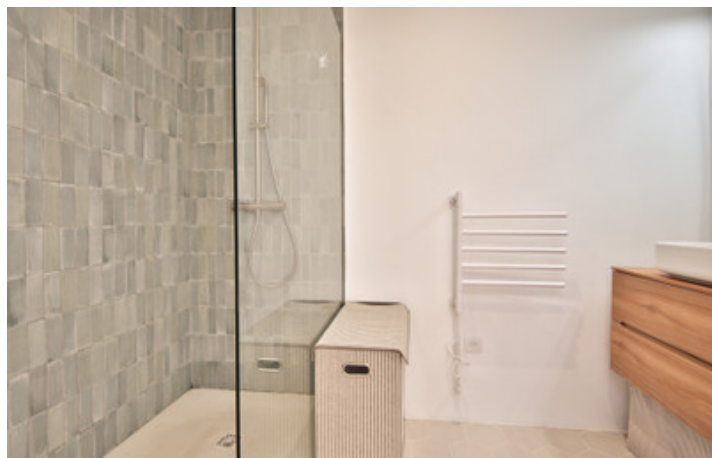
Easy access to airport (change to Tram line 2).

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

Magnificent 71 m² 2-bedroom apartment – Tastefully renovated in a luxury building with elevator and balcony.

Ideally located in a luxury building with elevator, this splendid 71 m² 2-bedroom apartment combines old-world charm with modern comfort. Completely renovated with quality materials, it offers high-end amenities in a bright and relaxing setting.

The apartment features a spacious, light-filled living room with a fully equipped open-plan kitchen, a cozy dining area, and a cozy living room opening onto a full-length balcony with a lovely unobstructed view of the neighborhood's typical facades.

Two beautiful bedrooms, one of which can be used as an office or guest bedroom, complete this property, as well as an elegant bathroom and separate toilet. Herringbone parquet floors, large windows, and high ceilings enhance the character of this rare property.

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

LOCAL TAXES

Taxe foncière: 1115 EUR

Taxe habitation: EUR

NOTES