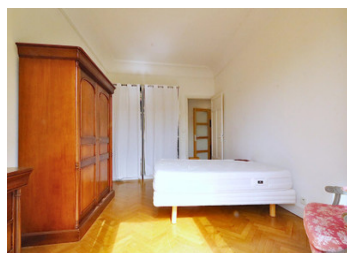


3rd floor apartment 145m , 4 rooms, 2 beds, 1 bath. 2 utility rooms. 2 small balconies. 2 cellars.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	145 m2
Plot Size:	0 m2

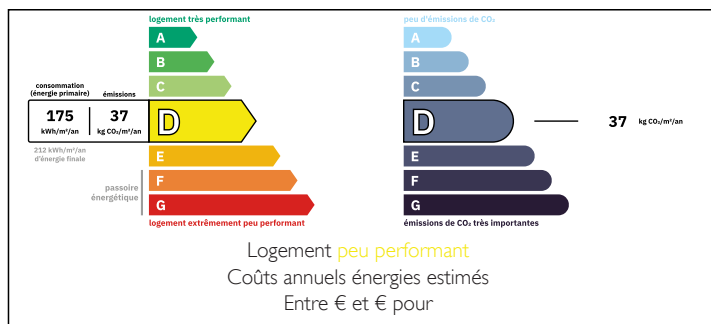


IN BRIEF

On the 3rd floor with elevator of a beautiful Art-Deco building very centrally placed with easy access to Boulevard Jean Médecin (main shopping street).

A few minutes walk to Alsace Lorraine Tramline stop 1. Change to Line 2 to the airport in 30 minutes.

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

4-room apartment of 145 m², bright and quiet, crossing South-North and composed of an entrance hall, a large Living-Dining Room with balcony overlooking a wooded garden, a independent kitchen with dining table, a Bedroom with Shower room, 2 large Bedrooms with balconies, a Bathroom & WC, a guest WC, a Dressing room, a Laundry room and 2 Cellars.

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

LOCAL TAXES

Taxe foncière: 2502 EUR

Taxe habitation: EUR

NOTES