

2nd floor apartment 198m , Balcony 10m ,5 beds, 3 baths, to update. Close to place Mozart, Carré d'Or.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	5
Bath:	3
Floor:	198 m2
Outside Space:	10 m2

IN BRIEF

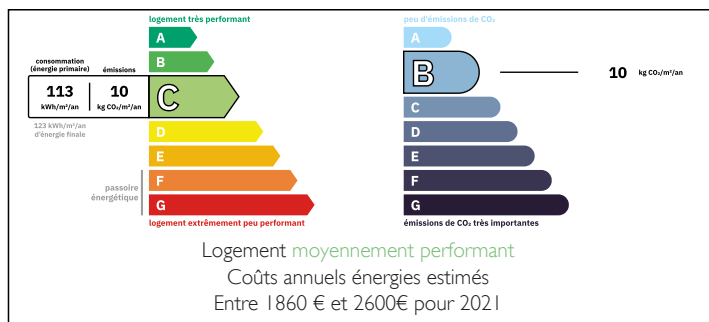
Located in the prestigious Carré D'Or district in central Nice.

The apartment needs updating, but is livable in immediately.

Equidistant from Tram lines 1 & 2 allowing easy access to Libération market and places Garibaldi (line) and directly to Nice Airport on 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.

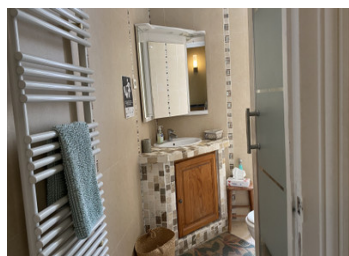


DESCRIPTION

With a 45m² living room and five bedrooms there is ample space for a family and office space if needed for working from home.

The apartment needs updating but is livable in as it is now.

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



LOCAL TAXES

Taxe foncière: 2999 EUR

Taxe habitation: EUR

NOTES