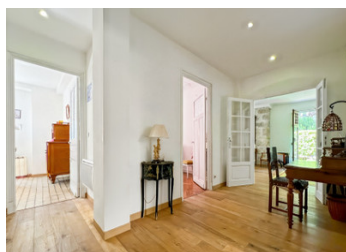


Ground floor apartment 98m + land 150m . 4 rooms, 2 beds, 2 baths. 3 parking places. 250m from sea.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	98 m2
Plot Size:	150 m2

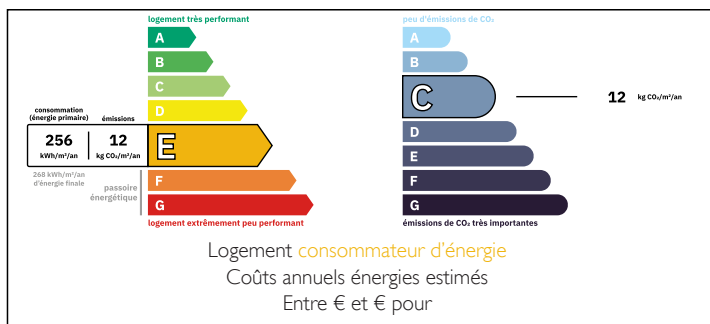


IN BRIEF

Just 250 meters from the sea, in the heart of the Port of Nice, discover this bright apartment of approximately 100 m² with a private outdoor space of approximately 150 m² located in Parc Saint-Aignan, a private, gated, and secure estate renowned for its tranquility and greenery.

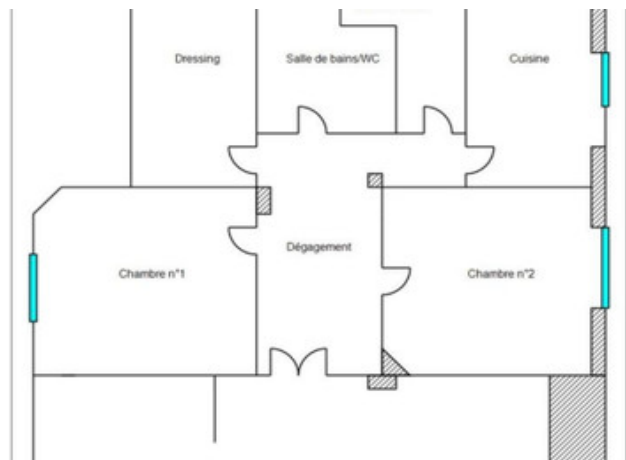
In a Belle Époque-style villa, built of freestone, with original parquet floors, high ceilings, and preserved moldings, this dual-aspect apartment benefits from triple exposure, offering exceptional brightness and a rare level of comfort.

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

This peaceful apartment features:

- a large living room with a fireplace and a dining room opening directly onto the 60m² private garden with a jacuzzi, perfect for relaxing moments,
- two large bedrooms, a spacious dressing room, a bathroom with a toilet, and a shower room with a toilet, combining comfort and functionality,
- a separate kitchen opening onto a pleasant 60m² terrace with a stone barbecue, ideal for outdoor dining.

There are also three parking spaces, a real asset in the neighborhood.

Ideal for a second home or a family with children. This apartment enjoys an exceptional location with good schools nearby, combining comfort, convenience, and quality of life.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES