

2nd floor apartment 133m . 4 room, 3 beds, 2 baths. Cellar. Possibility of acquiring a parking space.



INFORMATION

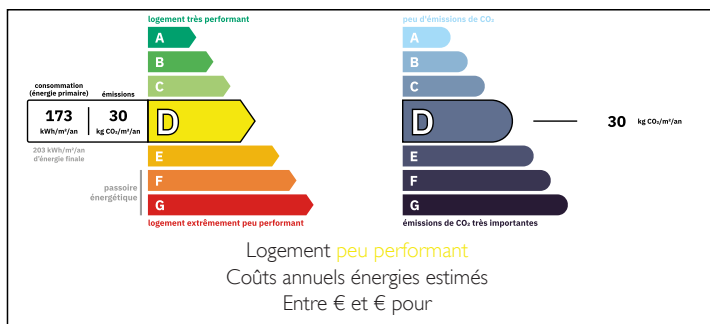
Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	0
Floor:	133 m2
Plot Size:	0 m2



IN BRIEF

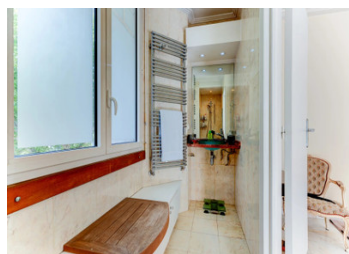
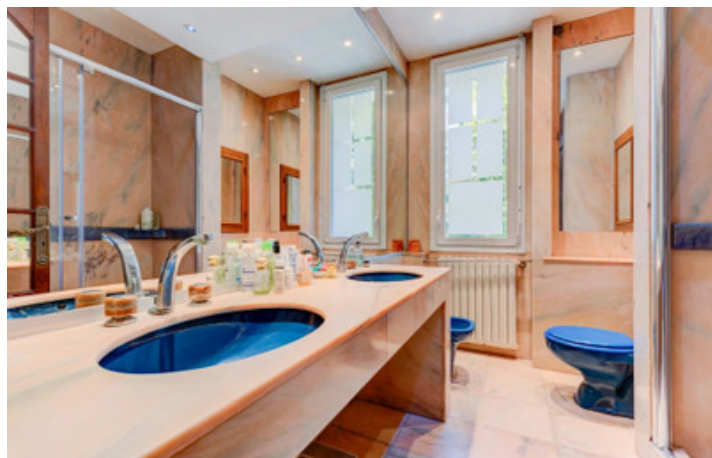
Exceptional property in a luxury Art Deco building, ideally located in the Carré d'Or, a stone's throw from shops, beaches and the tramway.

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

A very large, bright double living room welcomes you, perfect for entertaining and enjoying beautiful volumes. A separate kitchen of 20 m², Two large bedrooms, plus a third room that can be converted into an office or dressing room according to your needs. Generous surface area of 133 m², beautiful high ceilings, preserved old character. Sold with a cellar. Possibility of acquiring an additional parking space.

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

LOCAL TAXES

Taxe foncière: 2511 EUR

Taxe habitation: EUR

NOTES