

4th floor, 3 room, 87m , 2 beds, 2 baths. 13m terrace. Cellar. Carré d'Or



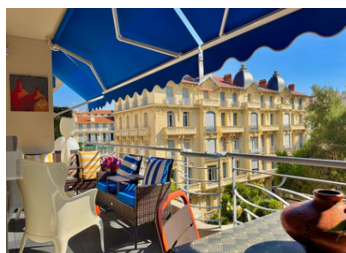
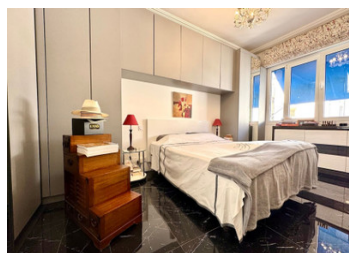
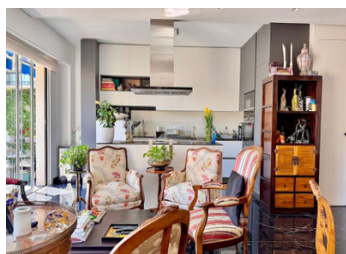
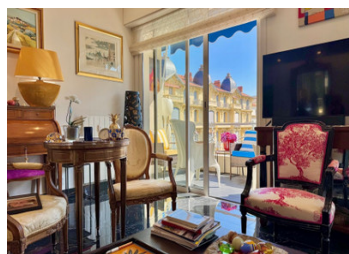
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	87 m2
Outside Space:	13 m2

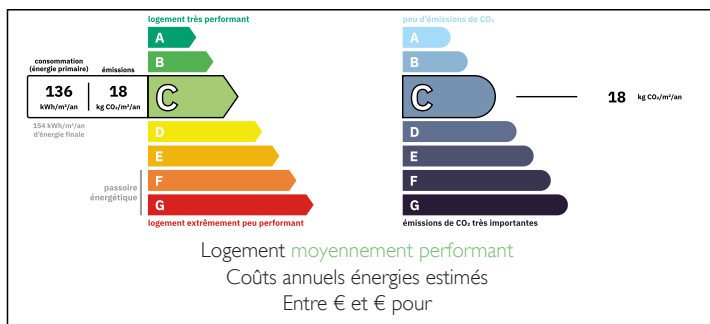
IN BRIEF

This dual-aspect apartment, bathed in light, underwent a complete and high-quality renovation in 2021.

Its star-shaped layout, with a central entrance hall connecting all the rooms, provides a smooth and pleasant flow of traffic, as well as beautiful light thanks to its dual east/west exposure.

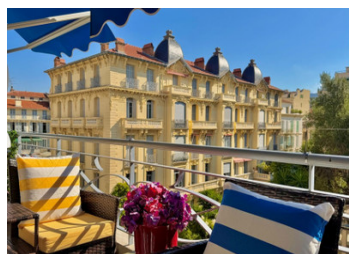
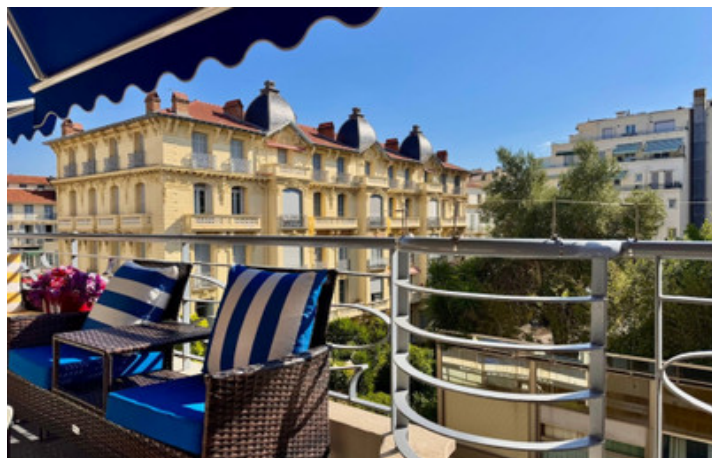


ENERGY - DPE



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

The apartment comprises a spacious living room with a fully equipped open-plan kitchen opening onto a 13 m² terrace with a side sea view, a large bedroom, a smaller bedroom opening onto a west-facing courtyard balcony, a small office, two shower rooms (one with a toilet), and a guest toilet. The cellar is dry.

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

LOCAL TAXES

Taxe foncière: 2013 EUR

Taxe habitation: EUR

NOTES