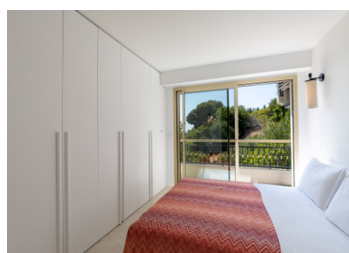


Renovated 3rd floor apartment 102m + terrace 24m . 4 room, 3 beds, 2 baths. Outside parking space + Cellar.



INFORMATION

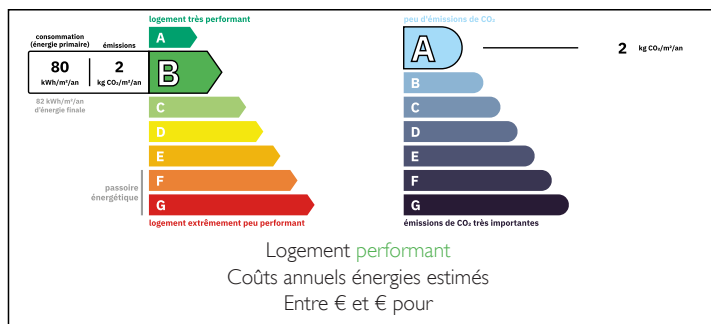
Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	102 m2
Outside Space:	24 m2



IN BRIEF

Panoramic sea and city views with a view extending as far as Cap Ferrat. from this superb 102 m² 4-room apartment with its spacious terrace. This exceptional property has undergone a high-end renovation, providing refined, bright, and modern amenities.

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 consists of a main living room/kitchen of over 50 m², bathed in light thanks to its dual south and east exposure, opening directly onto its deep terrace. The master bedroom, en suite, has a dressing room and a private bathroom with WC, both also opening onto the terrace. A second bedroom with a dressing room and a third bedroom open onto the terrace complete this property. A second bathroom with WC adds additional functionality.

All rooms are air-conditioned and equipped with double glazing.

This apartment is located on the 3rd and penultimate floor with elevator in a small, intimate, and very well-maintained luxury condominium.

This property comes with outdoor parking and a cellar. A lock-up garage is available for an additional fee.

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

LOCAL TAXES

Taxe foncière: 2600 EUR

Taxe habitation: EUR

NOTES