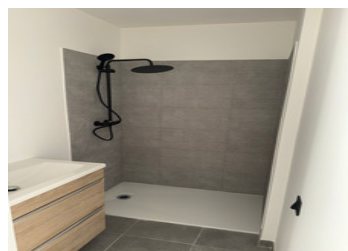
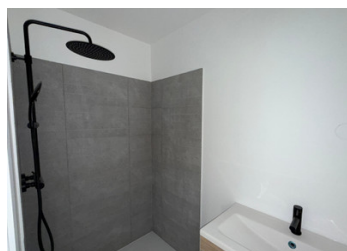
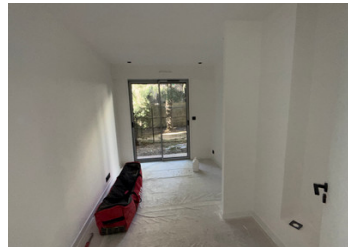
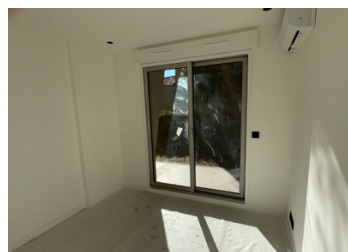


## Nice Gambetta - Garden floor 3 bedroom apartment, optional private parking



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	62 m2
Outside Space:	80 m2



## IN BRIEF

Nice - Gambetta (Rue Trachel). In a secure residence with caretaker and gardens, a newly renovated 3 bedroom apartment including : an entrance, the living room opening unto the terrace and private garden, 3 bedrooms, 2 shower rooms, toilets, some storage.

Air conditioning.

Optional private parking.

Holiday letting allowed.

## ENERGY - DPE

DPE not required.

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

In the heart of Vernier area surrounded by shops, restaurants, schools and easy access to transports. The entire neighborhood is benefiting an urban renovation which will be completed by 2025.

- Wooden floor in living rooms, bedrooms, entrances
- Tiles in bathroom and kitchens
- Air conditioning
- Fitted bathrooms

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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