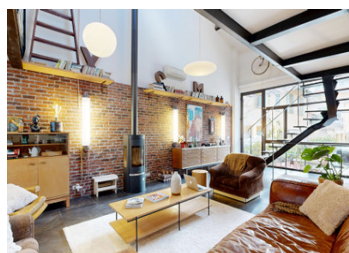


Triplex apt., 6 rooms, 225m , ground floor + 1st floors. 5 beds, 4 baths, 5 wc's. Terrace 5m . Parking.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	5
Bath:	5
Floor:	225 m2
Outside Space:	5 m2

IN BRIEF

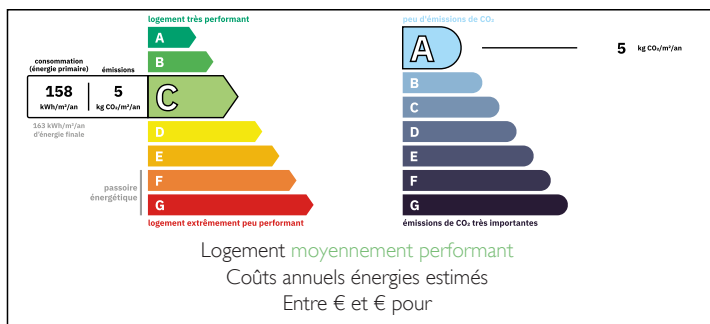
NICE - RUE DE FRANCE: Just 100 meters from the sea, in a quiet, well-maintained building, a spacious 6-room triplex apartment with a terrace and parking. This charming triplex boasts a unique, industrial-style design. Features include air conditioning and double glazing.

South/North facing. Low maintenance fees.

A cellar and a parking space complete this attractive property.

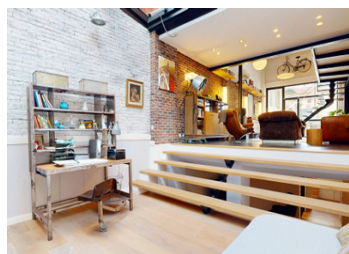
Close to all shops and amenities, a short walk from the tram station, and just minutes from the Promenade des Anglais and the beaches.

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

Comprising an entrance hall, a large living room with a fitted and equipped kitchen opening onto a terrace, a library, an office, and a separate WC. Upstairs: two large master suites, each with an en-suite shower room and WC, ample storage, and a dressing room.

On the lower level, a fully finished floor offers two additional suites with en-suite shower rooms and WCs, a laundry room, hallways, and custom-built storage.

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

NOTES