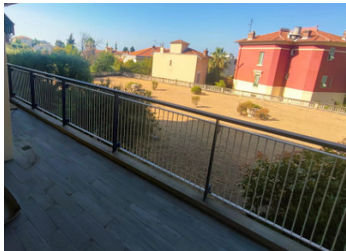


Renovated 3-room apt, 80m , 2 beds, 1 bath, 1 toilet, cellar & underground parking. Fully equipped & furnished



INFORMATION

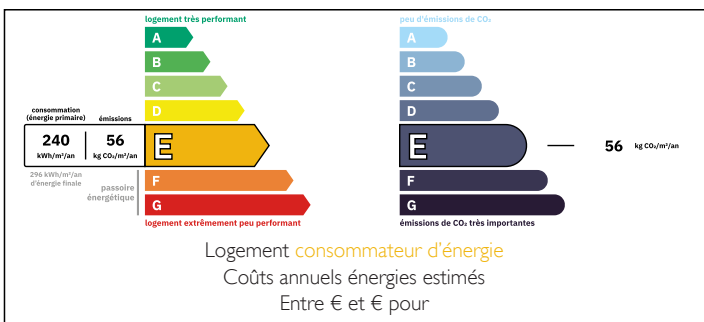
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	80 m2
Outside Space:	8 m2

IN BRIEF

CIMIEZ - NICE

This impeccably maintained apartment has been recently renovated and modernized with high-quality finishes. It is sold furnished and fully equipped, ready to move into. Bathed in natural light, it benefits from a dual south and west exposure, ensuring optimal sunshine throughout the day. The living room opens onto a large terrace, ideal for enjoying the peace and quiet and the surrounding greenery. The apartment features two spacious bedrooms, offering comfort and generous proportions, as well as a fluid and functional layout. Notable features include: ducted air conditioning, a prestigious residence, a peaceful and green environment, and a bright, dual-aspect layout. The property is sold with a cellar and a numbered parking space in the basement, a rare and sought-after asset in this area. An apartment combining elegance, modern comfort, and a prime location.

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

2-Bedroom Apartment, 80m² Located in the heart of the sought-after Cimiez district, within the prestigious Jardins de Cemenelum residence, this 81m² 2-bedroom apartment offers an exceptional living environment within a landscaped park of nearly 2 hectares, with a caretaker.

The spacious and fully equipped kitchen blends seamlessly into the living area.

The apartment features two large bedrooms, offering comfort and generous proportions, as well as a fluid and functional layout.

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