

4 room apt. on 4th floor, 101m , terrace 13m , balcony 6m , 3 beds, 1 bath, 1 shower, 1 wc, ext. parking spot.



## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Nice            |
| Department:    | Alpes-Maritimes |
| Bed:           | 3               |
| Bath:          | 2               |
| Floor:         | 101 m2          |
| Outside Space: | 19 m2           |

## IN BRIEF

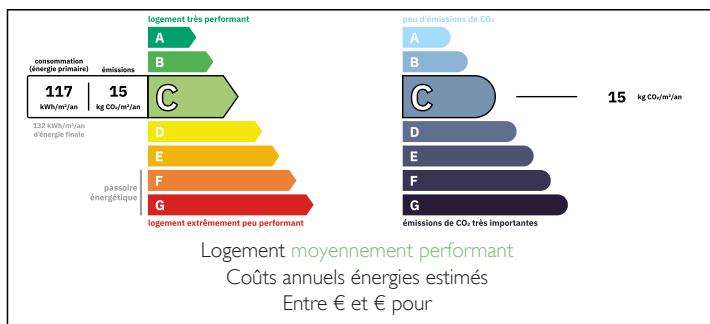
NICE - CIMIEZ/RIMIEZ - 4-room apartment with terrace, balcony, and panoramic views.

This apartment is sure to impress with its tranquility, panoramic views of the hills, dual east and west exposure, two outdoor spaces, and complete, high-quality renovation.

Fully equipped and renovated with quality materials, it features ducted reversible air conditioning, double-glazed windows, and electric shutters. An outdoor parking space and a cellar are included.

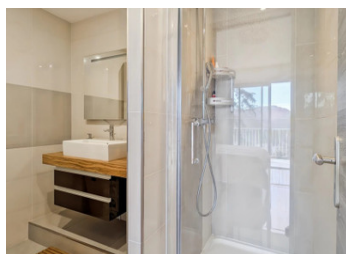
Located in the sought-after residential area of Cimiez/Rimiez, this apartment is nestled in a prestigious residence, in the quiet of a peaceful cul-de-sac. Close to Cimiez schools and amenities, enjoy a very pleasant living environment and breathtaking views of the hills from Mont Chauve to the Observatory.

## 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

This 101 sq m (1,087 sq ft) four-room apartment is located on the fourth floor of the building.

The apartment opens onto a spacious 40 sq m (430 sq ft) living area with a fully equipped, high-end kitchen around a central island, and a bright living room that opens directly onto a large, east-facing terrace of over 13 sq m (140 sq ft). Around this large living space are three bedrooms, including a master suite with an en-suite shower room opening onto the terrace. The two other bedrooms open onto a balcony with unobstructed views. A bathroom, a separate toilet, and ample storage complete this apartment.

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

## NOTES