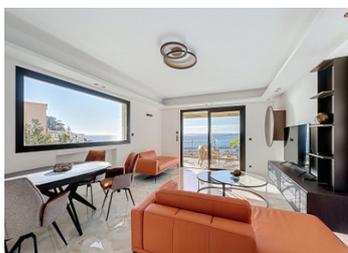


Renovated apt. 85m , 26m terraces, 3 rooms, 2 beds, 2 bathrooms, 2 toilets. Outdoor parking + cellar. Pool.

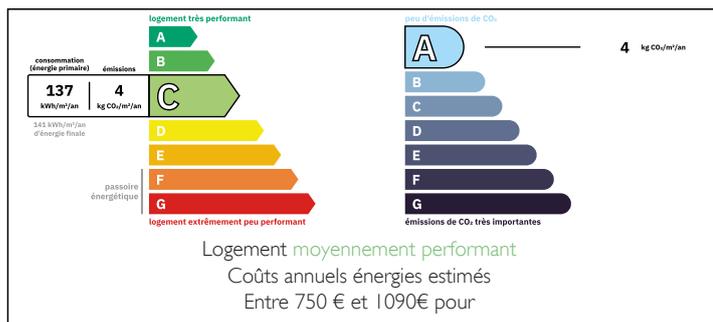


INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	85 m2
Outside Space:	26 m2



ENERGY - DPE

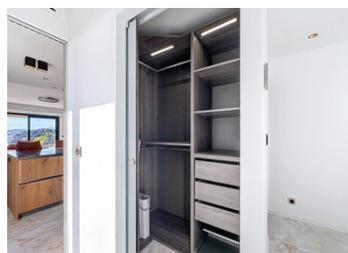
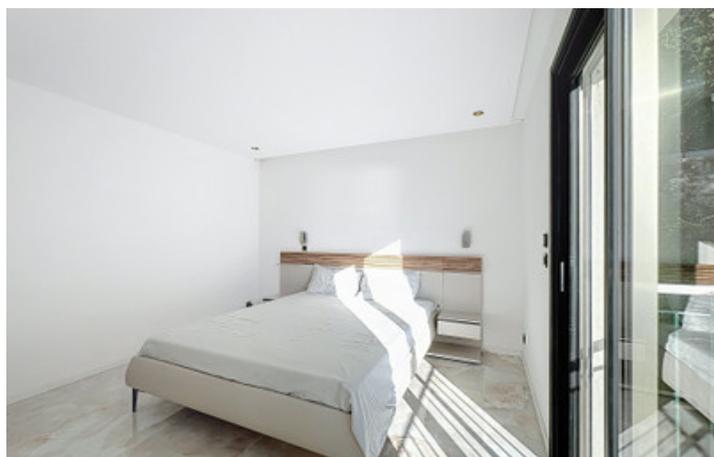


IN BRIEF

Located in the heart of the highly sought after Mont Boron, within a prestigious residence with a swimming pool and concierge, this superb 85 sq m (915 sq ft) corner 2-bedroom apartment offers an exceptional living environment, between the sea and the city.

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

It comprises an entrance hall with a guest toilet, a spacious living room with a fully equipped open-plan kitchen, all opening onto a deep 26 m² terrace offering breathtaking views of the sea and the port.

The sleeping area includes two en-suite bedrooms, each with its own bathroom and dressing room, ensuring comfort and privacy. All rooms are air-conditioned, making this apartment a turnkey property, ready to move into.

Facing south and west, and bathed in natural light throughout the day, the property benefits from a sought-after location, in close proximity to amenities and the port.

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

LOCAL TAXES

Taxe foncière: 2284 EUR

Taxe habitation: EUR

NOTES