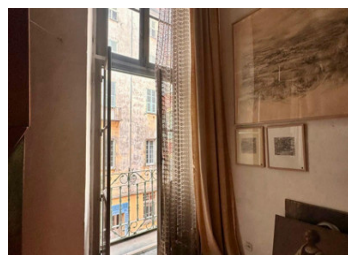


TO RENOVATE. Apartment 175m , balconies 4m on the 2nd floor of 6. 7 bedrooms, 3 bathrooms, 3 toilets. Cellar.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	5
Bath:	3
Floor:	175 m2
Outside Space:	4 m2

IN BRIEF

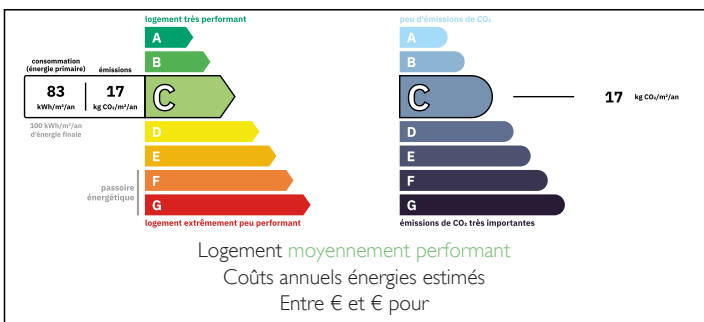
Master apartment in Old Nice, very close to Rue de la Préfecture and Place Rossetti; requiring complete renovation.

With an exceptional 180 square meters of living space, boasting ceilings over 4 meters high, moldings, frescoes, and large windows, this apartment is ripe for restoration.

It would be ideal for a buyer seeking a renovation project for a primary residence or for an investor looking to create rental units. The subdivision of the property into three units has already been approved and a project plan has already been prepared by an architect for this.

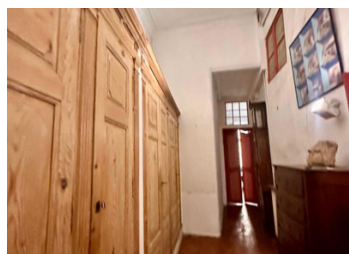
No lift in building.

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

The common areas will be renovated and paid for by the current co-owners.

The apartment is sold with a ground-floor cellar.

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