

APT 1st floor of 2. 145m + balcony 3m . 3 beds, 2 baths, dressing and laundry rooms. Possibility parking.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	145 m2
Outside Space:	3 m2



## IN BRIEF

213

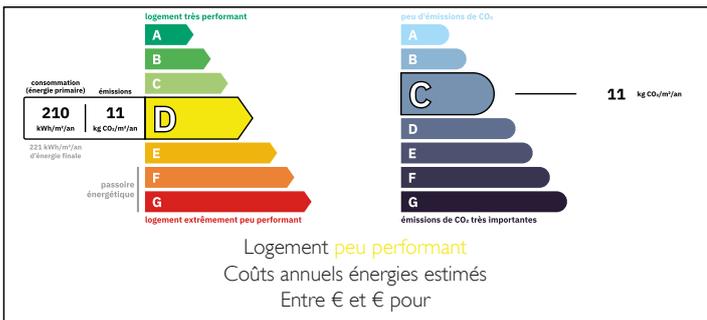
Nice-Bas Cimiez / Carabacel - 4-room apartment of 145m<sup>2</sup> with balcony, very bright, in good general condition.

Sold furnished with a fitted kitchen.

Large cellar, parking possible.

Beautiful period building, close to the city center.

## 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

Spacious 4-room apartment of 145 m2, comprising: entrance hall, living room with balcony, 1 master bedroom with en-suite bathroom, 2 bedrooms, 1 shower room, separate fitted kitchen, 2 WCs, dressing room, laundry room, generous proportions

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

## LOCAL TAXES

**Taxe foncière: 1900 EUR**

**Taxe habitation: EUR**

## NOTES