

PROMENADE DES ANGALIS. 1st floor (of 6) apartment 94m , 2 beds, 1 bath, 1 wc. Cellar.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	94 m2
Outside Space:	6 m2



## IN BRIEF

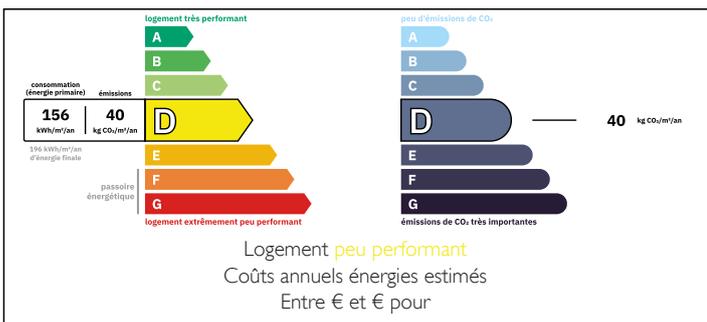
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NICE – PROMENADE DES ANGLAIS – NEAR NEGRESKO

In a prestigious building, a superb 2-bedroom apartment of 94 sq m with a south-facing terrace offering exceptional panoramic sea views.

The apartment is in perfect condition and located in one of Nice's most sought-after neighborhoods, within easy reach of beaches, shops, and public transport.

## 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 apartment includes:

A large, bright living room opening onto the terrace,

Two spacious bedrooms,

A bathroom with a walk-in shower and window,

A fully equipped kitchen.

High-quality features: hardwood floors, double-glazed PVC windows, reversible air conditioning, electric blinds.

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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: 2000 EUR**

**Taxe habitation: EUR**

## NOTES