

6-room top floor apt., 155m , 30m terrace, 10m balcony. 6 rooms, 4 beds, 1 bath, 2 showers, Garage + 55000.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	155 m2
Outside Space:	40 m2



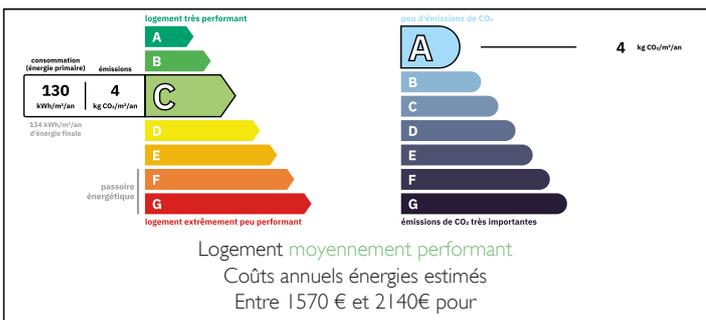
## IN BRIEF

462

Top floor, 6-room apartment of 155 m<sup>2</sup> with a 30 m<sup>2</sup> south-facing terrace in Nice: Exclusive listing, Borrighione district, discover this beautiful 6-room apartment on the top floor opening onto a pleasant 30 m<sup>2</sup> south-facing terrace.

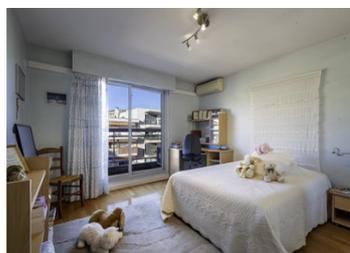
Located in a vibrant and desirable neighborhood, you will be close to shops, the tram, and amenities. Don't miss this unique opportunity to live in an apartment that combines space and comfort. A garage is available for an additional €55 000.

## 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

With a surface area of 155 m<sup>2</sup>, this generous space offers all modern comforts. The entrance leads to a large living room, a separate eat-in kitchen, a lounge, four bedrooms including a master suite; it is ideal for accommodating a large family.

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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: 3630 EUR

Taxe habitation: EUR

## NOTES