

4 room apartment, 2,d floor of 3. 100m . 3 bedrooms, 1 shower room, 1 wc, 2 cellars. Possibility garage + 40k.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	100 m2
Outside Space:	8 m2

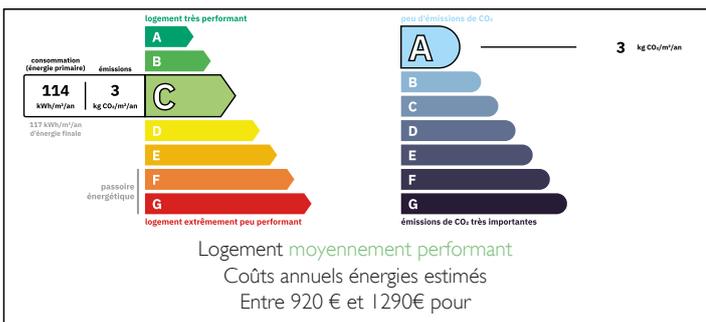


IN BRIEF

Magnificent 4-room apartment of 100 m², located on the 2nd floor of a beautiful Art Deco building in the sought-after lower Cimiez area. Enjoy a quiet, green, and residential setting, close to schools and amenities.

The apartment, fully renovated in 2023, combines period charm with modern comfort: solid wood parquet flooring, high ceilings, double-glazed windows, and air conditioning.

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

It comprises a spacious, bright living room with no overlooking neighbors, featuring a contemporary open-plan kitchen offering a welcoming reception area, extending onto a west/southwest-facing balcony. The sleeping area includes three large bedrooms, a shower room with a walk-in shower, and a separate WC.

Two cellars complete the property. A secure, enclosed garage in the building is available for purchase separately.

A rare find in this area, combining elegance, meticulous renovation, and an excellent location. The building comprises 41 units, including 17 residential units. (No ongoing legal proceedings). Annual charges: €1,920. €160 per month.

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

LOCAL TAXES

Taxe foncière: 1855 EUR

Taxe habitation: EUR

NOTES