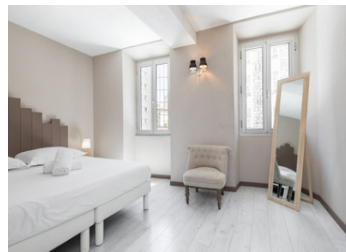


Nice – Rare Apartment with Stunning 50 m Sun-Drenched Terrace

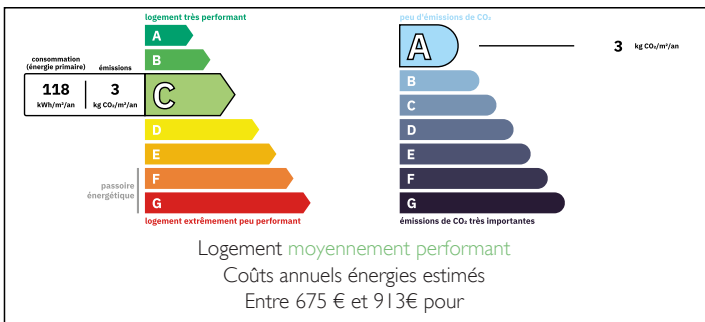


INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	68 m ²
Outside Space:	50 m ²



ENERGY - DPE



IN BRIEF

Nice – Rare Apartment with Stunning 50 m² Sun-Drenched Terrace

Exceptional 50 m² open-sky terrace, a rare find in the heart of Nice.

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

Nice – Apartment with Exceptional 50 m² Open-Sky Terrace – Absolute Quiet

Located in a charming small Niçois building, this well-designed apartment benefits from low monthly charges of only €144 and offers a very pleasant living environment.

The bright 23 m² living room with open-plan kitchen opens directly onto a magnificent 50 m² open-sky terrace, a rare outdoor living space in the city, sunny and perfectly quiet.

The apartment features:

Two comfortable bedrooms (14.41 m² and 10.13 m²)

A third “sleeping/office area” of 6.77 m², ideal as a guest room, office or flexible space

Plenty of storage

Large shower room with WC

A second separate WC

Features:

- Air conditioning
- Double glazing
- Apartment in good overall condition

This property benefits from a prime location, excellent sunlight, and a rarely available large terrace in the heart of the city.

Private parking available at an additional cost.

Ideal for:

- primary residence
- holiday home
- rental investment

LOCAL TAXES

Taxe foncière: 1057 EUR

Taxe habitation: EUR

NOTES