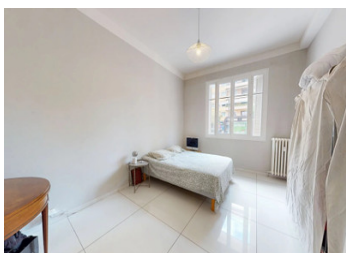


3 room duplex apt. ground floor (of 7) 93m . 2 beds, 1 shower, cellar. Rented furnished until 30/11/2026.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	93 m2
Outside Space:	10 m2



## IN BRIEF

Nice Promenade / Sainte-Hélène: In a beautiful, well-maintained building, on the raised ground floor, a charming 2-bedroom duplex apartment in good general condition.

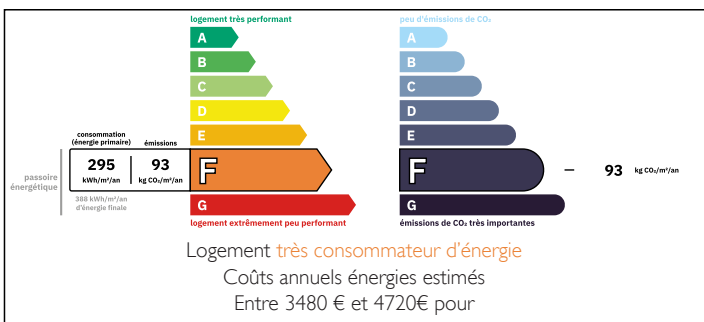
Outside space : Circa 10m<sup>2</sup>.

The building's facade has recently been renovated.

A cellar completes this property.

Close to all amenities and public transport (tram line 2 and bus stops are just steps away).

## 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.

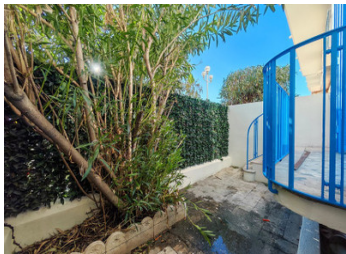


## DESCRIPTION

On the first level, it comprises an entrance hall, a living room with an open-plan kitchen opening onto a two-level balcony with sea views, a bedroom, a shower room, and a separate WC.

On the lower floor, accessible via an internal staircase, is a second bedroom.

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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:	1441 EUR
Taxe habitation:	EUR

## NOTES