

2 room apartment 91m with garden 420m , 1 bed, 1 bath, cellar 55m , garage.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	91 m2
Plot Size:	420 m2

IN BRIEF

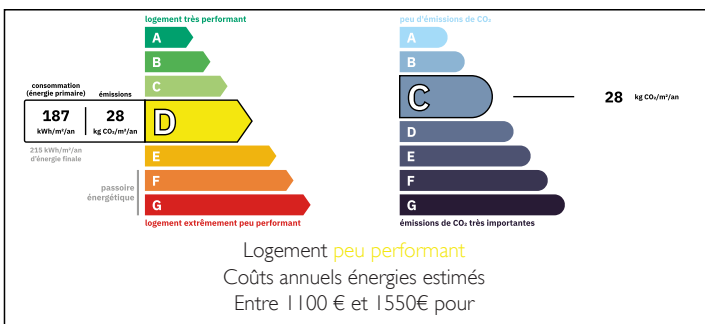
NICE-MONT BORON 2/3 ROOM VILLA WITH GARDEN, TERRACE, AND GARAGE

Located in a prime location on Mont Boron, set back from the road and in a completely peaceful setting, this charming 90 sq m (969 sq ft) 2/3 room villa will captivate you with its verdant surroundings and abundant natural light.

Built on a 482 sq m (5,100 sq ft) wooded plot, it opens onto a beautifully landscaped garden from the entrance, accessible via an automatic gate. Here you will discover a lovely variety of flowers and plants, a vegetable garden, a pergola, a barbecue area, a lawn, and a spacious terrace of approximately 70 sq m (753 sq ft).

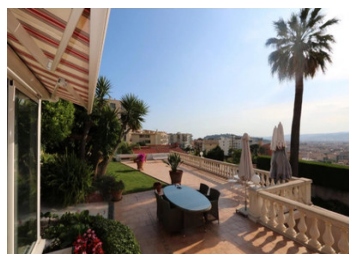
A garage with an automatic door completes the property. A second garage, located just 30 meters away in a neighboring residence, is also available for

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 interior of the house comprises, on the ground floor, a 25 sq m living room with a fireplace, an open-plan kitchen, a dining area in a bright conservatory, and a separate WC. The entire floor is equipped with air conditioning, electric shutters, and blinds.

Upstairs, accessible via a wooden staircase (or directly from the outside), you will find a landing with a large closet, a spacious bedroom with storage and a partial sea view, a bathroom, and a second WC.

In the basement, a large 55 sq m cellar and a utility room are located beneath the terrace.

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

LOCAL TAXES

Taxe foncière: 1 500 EUR

Taxe habitation: EUR

NOTES