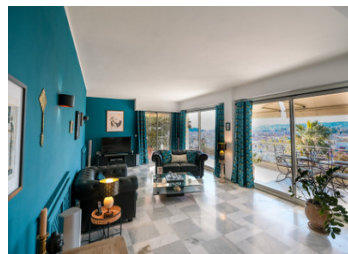


4-room apartment, 112m<sup>2</sup>, terraces 30m<sup>2</sup>. 3 bedss, 1 bath, 1 shower, WC, cellar. Equipped kitchen. Poss. garage.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	112 m <sup>2</sup>
Outside Space:	30 m <sup>2</sup>

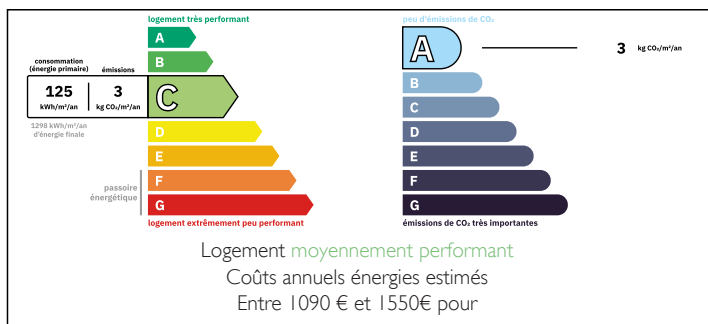


## IN BRIEF

In the Victoria Park estate, discover this superb apartment offering breathtaking views of the sea and the city. In immaculate condition, it combines style and taste.

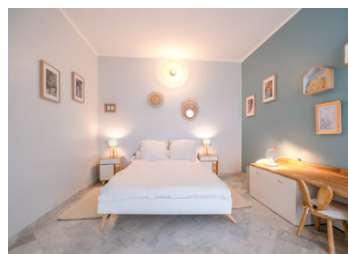
The view is enchanting, and the unique sunsets offer magical moments throughout the year. Located a 10-minute walk from the train station and just 5 minutes from public transport, this apartment combines tranquility, comfort, and convenience. A cellar completes this property. A garage is available at an additional cost.

## 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 consists of three bedrooms, two bathrooms, a main terrace with dining area and a north-facing garden with tiled terrace, ideal for protection from the summer heat.

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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: 2350 EUR**

**Taxe habitation: EUR**

## NOTES