

3-room apt on pedestrian street, top floor (4/4), 88m , balcony 2m . 2 bed, 2 baths, 2 cellars + ext.pkg space



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	88 m2
Outside Space:	2 m2



## IN BRIEF

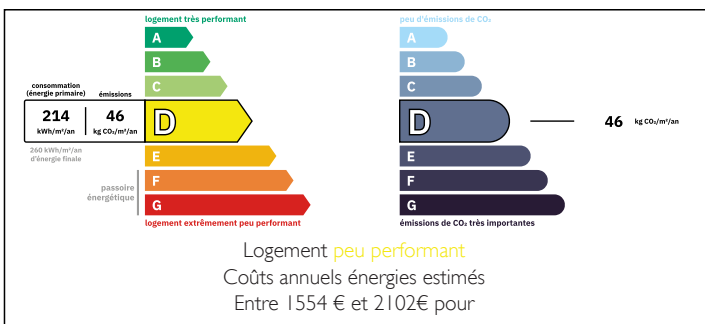
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Enjoying absolute tranquility, this bright, triple-aspect apartment benefits from exceptional natural light throughout the day. Its location is rare and desirable, in close proximity to the sea, shops, and all the amenities of the town center.

The property also includes a shared parking space within the residence and two cellars.

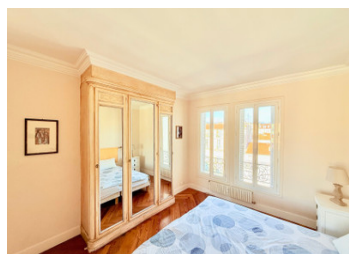
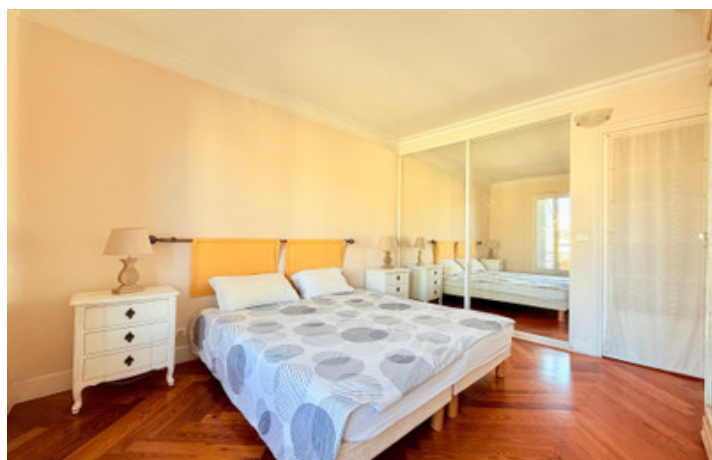
A rare find on the market, combining a prime location, spacious rooms, abundant natural light, and high-quality features.

## 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 entrance opens onto a spacious hallway leading to a magnificent living room with an open-plan kitchen, extended by two south-facing balconies. The generous proportions, high ceilings, and herringbone parquet flooring lend undeniable charm to this light-filled living space.

The sleeping area comprises two large bedrooms with built-in storage, a spacious bathroom with a laundry area and toilet, and a second shower room with a toilet.

An office completes the layout, offering an ideal space for working from home or as a multi-purpose room. Each room has windows, ensuring consistent natural light. Premium location, spaciousness, brightness, and amenities.

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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: 1751 EUR**

**Taxe habitation: EUR**

## NOTES