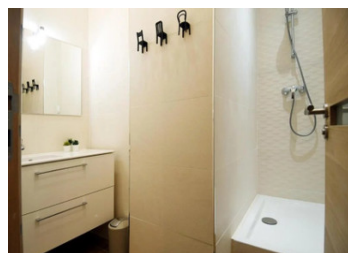
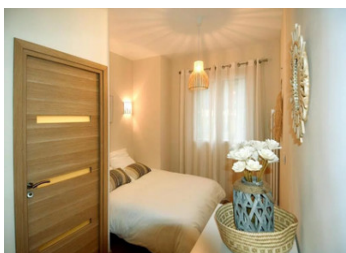


85 Renovated 3-room apartment, 55m<sup>2</sup>, on the ground floor (0/4), 170m<sup>2</sup> garden. 2 bedrooms, 2 bathrooms. Cellar.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	53 m <sup>2</sup>
Outside Space:	170 m <sup>2</sup>

## IN BRIEF

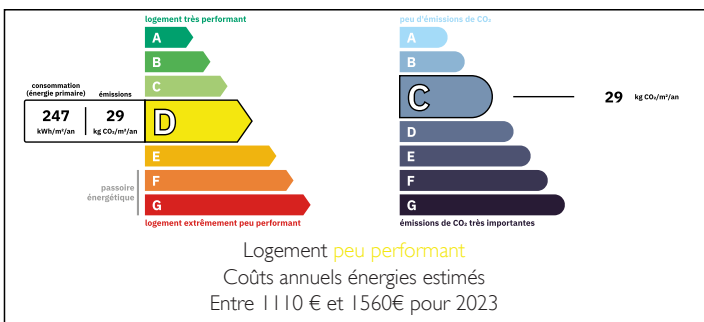
3-room apartment in the Port of Nice with a 170 m<sup>2</sup> private garden  
Discover this 53.07 m<sup>2</sup> apartment nestled in the heart of the Port of Nice.

The apartment also benefits from an intercom and a secure door for your peace of mind.

This apartment will appeal to those who appreciate modern style and comfort, ideally located close to amenities, the French Riviera beaches, and the Port of Nice.

This property is ideal for a family or for investment, with a seasonal return of 8.63% and an occupancy rate of 53%.

## 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

Outside, enjoy a lush green space with a lighting and irrigation system for a very large, always-blooming 170 m<sup>2</sup> garden.

This exceptional property features two comfortable bedrooms and a bright living room, perfect for comfortable living. Double-glazed PVC windows ensure optimal peace and quiet, while air conditioning provides year-round comfort.

The modern kitchen is equipped with a smart thermostat, and fiber optic internet access offers fast connectivity.

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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

<b>Taxe foncière:</b>	<b>1 159 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES