

Renovated, top floor (5/5), no lift onn the Port Lympia, 69m + 10m balco,nies. 3 room, 2 beds, 1 shower room



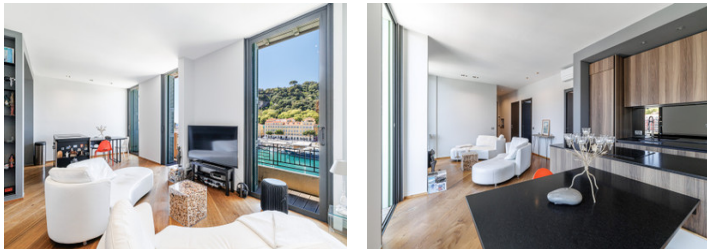
## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	69 m2
Outside Space:	10 m2

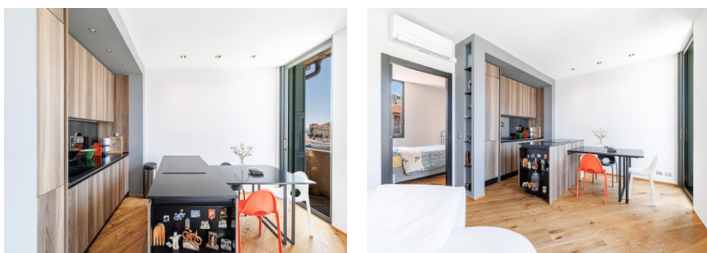


## IN BRIEF

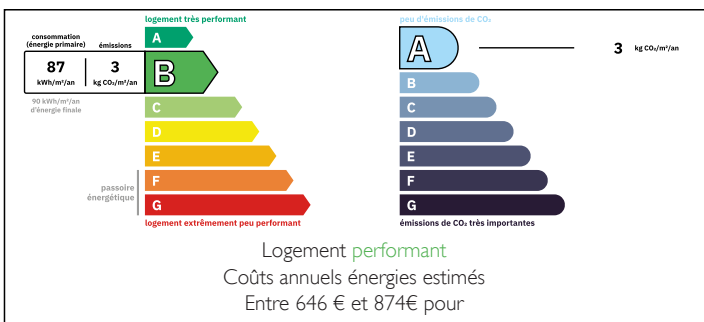
Located on the highly sought-after quays of Nice's port, this magnificent two-bedroom apartment of approximately 70 sq m boasts an exceptional location with panoramic views of the port and its traditional fishing boats. In excellent condition, this furnished apartment features high-quality finishes and amenities: air conditioning in every room, a fully equipped kitchen, and a security door.



An extremely rare property, combining charm, comfort, and spectacular views, ideal for fully enjoying life in Nice.

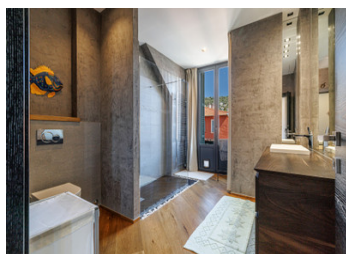


## ENERGY - DPE



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

752

On the fifth floor of a well-maintained Nice building (with a recently renovated facade and roof) and no elevator, this bright, airy apartment boasts an ideal orientation: west-facing living areas and east-facing bedrooms.

The living room and kitchen, bathed in light thanks to large aluminum sliding doors with double glazing, open onto a pleasant balcony of approximately 7 square meters. Although narrow, this outdoor space allows for a small table for two, perfect for enjoying sunsets overlooking the port.

The sleeping area comprises two comfortable bedrooms and a bathroom, all facing east, offering tranquility and a spectacular morning ambiance, ideal for fully embracing the Nice lifestyle.

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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: 983 EUR**

**Taxe habitation: EUR**

## NOTES