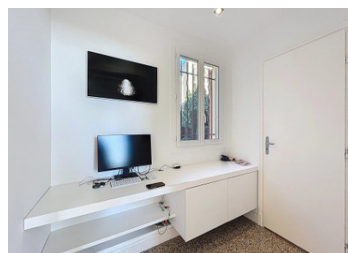
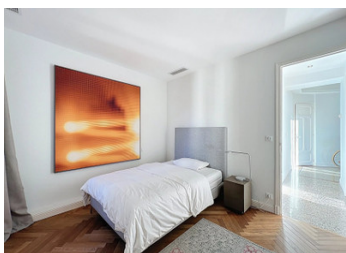


PARC LOUISA. Apartment 1st floor of 5, 134 sq m, 4 rooms, 3 bedrooms, 1 bathroom, 1 showeroom, 2 wc's, office



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	0 m2

## IN BRIEF

Elegant 3-bedroom apartment – Parc Louisa - Nice (06)

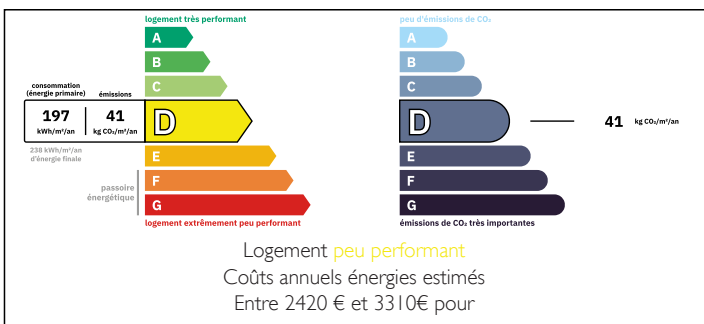
Located in the private and secure Parc Louisa estate, within a 1920s villa.

High ceilings.

Direct access to La Réserve beach and close to the Port Lympia marina (restaurants), with direct access to the airport via tram line 2.

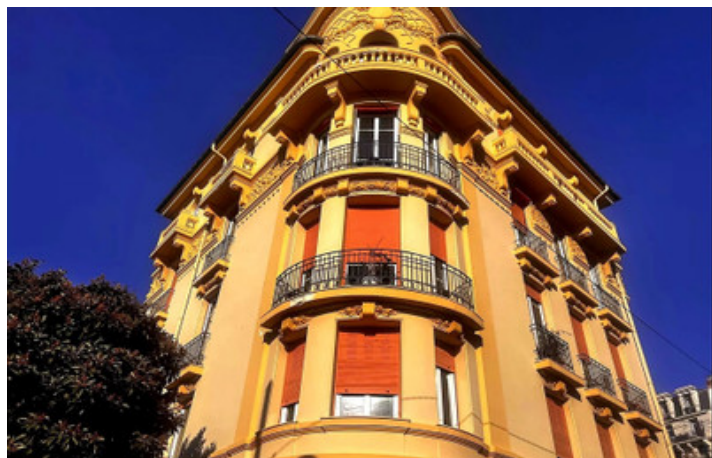
A rare find in an exceptional setting.

## 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 comprises a double living room, 3 bedrooms, an office, 2 bathrooms, and 2 toilets. Enjoy absolute tranquility, a shared garden, air conditioning.

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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: 2036 EUR**

**Taxe habitation: EUR**

## NOTES