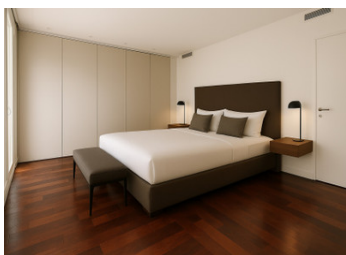


4 room., 140m , 4th floor of 5, 25m terrace, 5m balcony. 3 beds, 2 baths,, 2 wc's. Ext pkg., cellar 20m .



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	140 m2
Outside Space:	30 m2

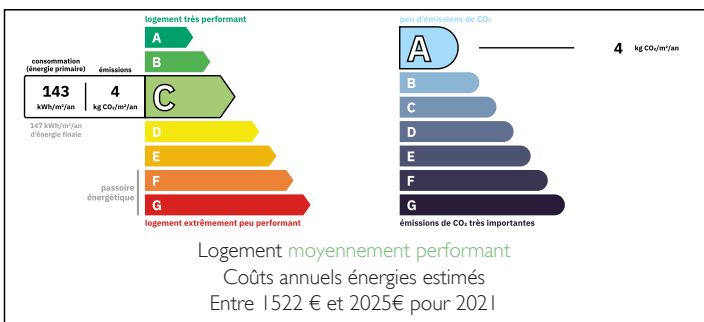
IN BRIEF

Nice city center, Avenue Foch - Located on the penultimate floor of a well-maintained building in one of Nice's most sought-after neighborhoods, this 140 sq m apartment combines comfort, natural light, and high-quality amenities.

Additional features include:

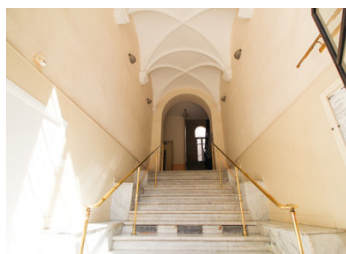
- a private outdoor parking space
- a large 20 sq m cellar.

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

Upon entering, a large hall leads to a spacious living room with an open, equipped kitchen, extended by a large 25 m² terrace, ideal for enjoying the Nice climate.

The sleeping area comprises three large bedrooms, including:

- a master suite with a private shower room, toilet, and dressing room
- a bedroom with a balcony
- a third, generously sized bedroom.

A modern bathroom with a bathtub and shower, as well as a separate toilet, complete this exceptional property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2719 EUR

Taxe habitation: EUR

NOTES