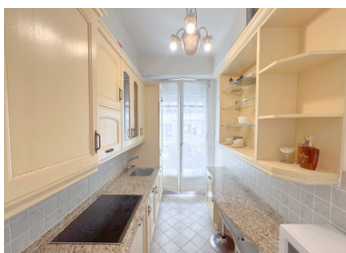


NICE Carré d'Or. Apt. on 1st floor of 6. 101m . 3 rooms, 100m , terrace 14m . 2 beds, 1 bath. Cellar.



INFORMATION

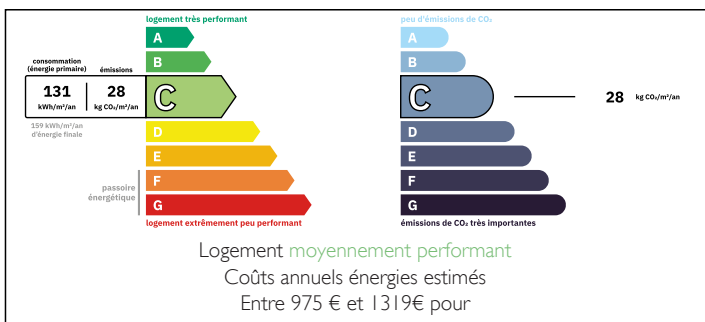
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	100 m2
Outside Space:	14 m2

IN BRIEF

Located in the heart of the highly sought-after Carré d'Or, in a prestigious building with elevator and concierge, this superb 101.26 sq m (1,109 sq ft) apartment on the first floor is a rare find.

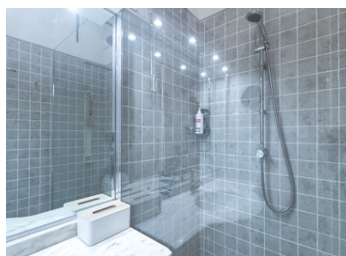
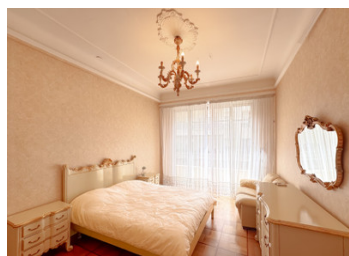
The apartment is in good general condition, air-conditioned, and equipped with individual gas heating. An exceptional location, in the immediate vicinity of shops, transport, and beaches.

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 large entrance hall, a spacious and bright living area with a lounge and dining room opening onto a pleasant 14.50 m² terrace, two large bedrooms with terrace access, a separate kitchen also opening onto the outside, a bathroom, and a separate WC. It can be converted into a four-room apartment.

Thanks to its dual east/west exposure, the apartment benefits from abundant natural light throughout the day and unobstructed views of the city. A cellar completes this property.

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

NOTES