

Spacious 3 bedroom apartment in Nice center with a large terrace and air conditioning

EXCLUSIVE

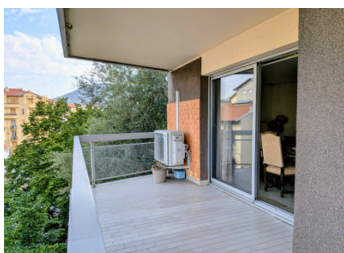
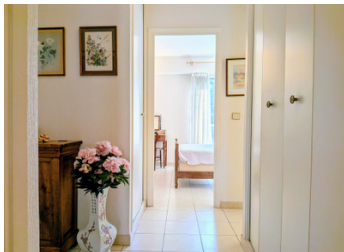


## INFORMATION

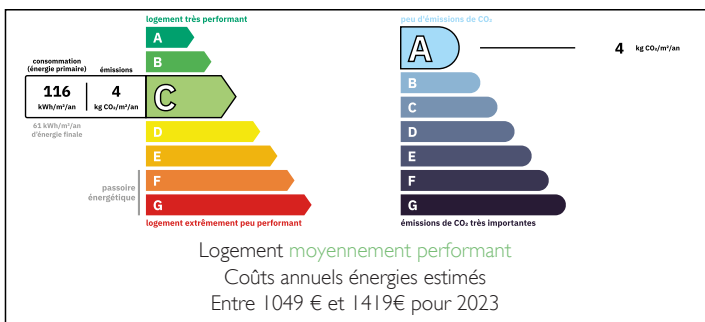
|                |                 |
|----------------|-----------------|
| Town:          | Nice            |
| Department:    | Alpes-Maritimes |
| Bed:           | 3               |
| Bath:          | 2               |
| Floor:         | 92 m2           |
| Outside Space: | 12 m2           |

## IN BRIEF

This attractive 92 m2 apartment offers 3 bedrooms, a west facing terrace, plenty of built-in storage, 2 bathrooms, electric roller shutters, and 2 underground parking spaces, a real asset in the heart of Nice

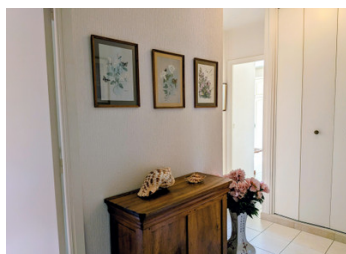
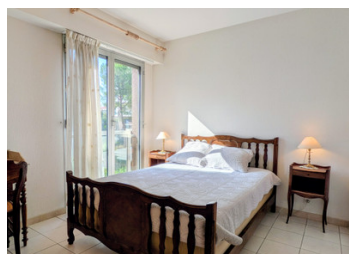


## ENERGY - DPE



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

This apartment is ideal for family living in the heart of Nice.

Located on the boulevard Delfino, it is set inside a secure residence, yet is completely shielded from the boulevard, offering a peaceful and quiet environment.

The apartment enjoys an exceptional location, with shops and public transport just outside the residence.

It's a rare opportunity to enjoy all the conveniences while benefiting from a calm and secure setting.

-----  
Co-owned building of 250 units  
Provisional annual charges: 3580€

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

## NOTES