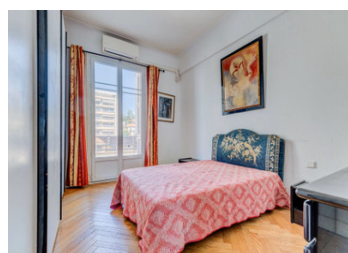
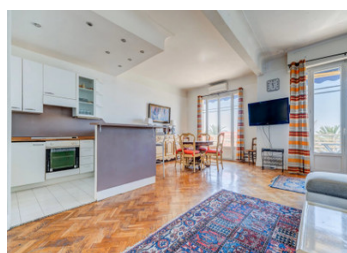
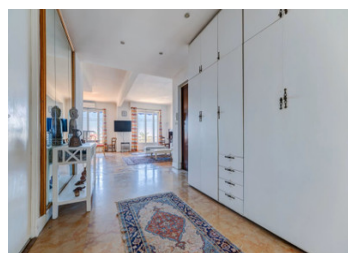
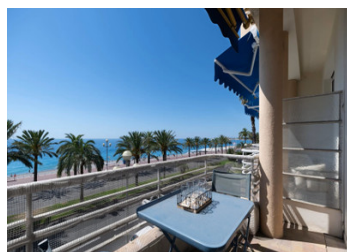


PROMENADE - 3-room apartment, 86m . 2nd floor of 6. 2 bedrooms, 1 shower room. Balconies 11m .
Cellar.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	86 m2
Outside Space:	11 m2



IN BRIEF

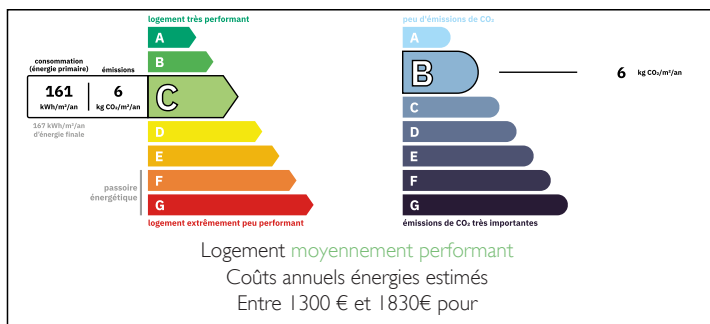
Nice - Promenade des Anglais // 2-Bedroom Apartment // Sea View // Balconies

Located in the heart of the famous Promenade des Anglais, within a prestigious residence with a concierge and elevator, this 85 sq m (915 sq ft) 2-bedroom apartment offers an exceptional location and great potential.

This apartment represents a rare opportunity to acquire an exceptional property in one of Nice's most sought-after locations, ideal as a primary residence, pied-à-terre, or investment property.

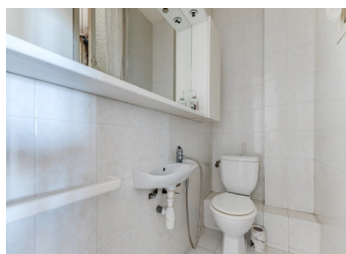
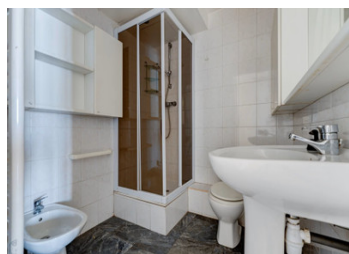
Viewings available on weekends.

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

Bright apartment with dual south/north exposure. To the south: a spacious living room with an open-plan kitchen, extending onto two balconies offering panoramic sea views.

The entrance hall with built-in wardrobes, located in the center of the apartment, leads to the following areas: a shower room, a separate WC, and two quiet bedrooms, facing north and opening onto a balcony.

A cellar in the basement.

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

LOCAL TAXES

Taxe foncière: 1941 EUR

NOTES