

Top floor apt (6/6), 130m . 3 rooms, 2 beds, 2 baths, 2 toilets, cellar, accessible garage. Convertible 3 beds



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	130 m2
Outside Space:	20 m2



IN BRIEF

912 / 5 000

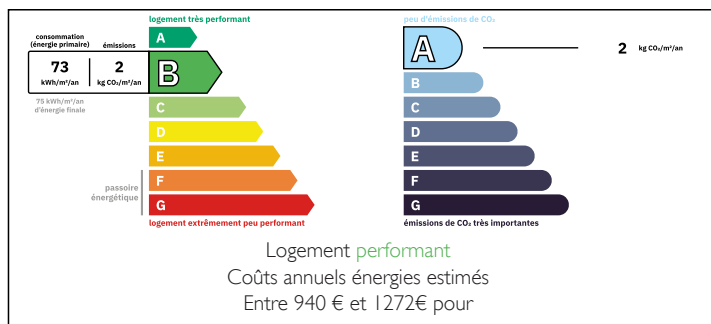
RARE FIND IN NICE – LE PORT | TOP FLOOR | EXCEPTIONAL 3/4 ROOM APARTMENT

In the heart of the highly sought-after Port district, discover this rare and secluded top-floor apartment in a prestigious 2000s building. A true extension of the apartment, the corner terrace is accessible from every room, allowing you to fully enjoy the outdoors. No overlooking neighbors disturb the tranquility of the property.

For your comfort: air conditioning and a fireplace in the living room. Accessible by elevator with secure key access.

A garage adapted for people with reduced mobility (PRM) with a mezzanine, offering additional storage space, as well as an adjoining cellar, complete this property.

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, with approximately 136 sq m of living space (130 sq m under the Carrez Law), is captivating thanks to its living room with a cathedral ceiling, enhanced by a mezzanine currently used as an office. This space can easily be reconfigured and converted into a proper bedroom, allowing the apartment to be transformed into a four-room unit to suit your needs.

The fully equipped open-plan kitchen, opening onto the living room, offers a welcoming and functional living space.

The sleeping area currently comprises two bedrooms, one with an en-suite shower room, as well as a bathroom with a whirlpool bath and a separate WC.

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

LOCAL TAXES

Taxe foncière: 2584 EUR

NOTES