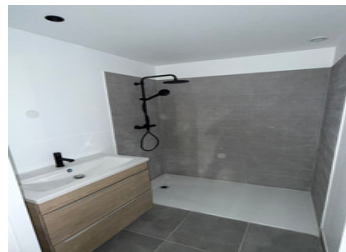


## Nice Gambetta - New renovation from studio to 4 bedrooms apartments



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	58 m2
Outside Space:	4 m2



## IN BRIEF

Nice Gambetta - In a residential neighborhood with all amenities near by and 20 min walk to the Promenade and its beaches.

A complete refurbishment for this building will offer apartments ranging from studios to 4 bedrooms. Very central location.

Located on the 1st floor, this 2 bedroom offer an entrance, living room with an open kitchen opening onto a nice balcony, 2 bedrooms, shower room, toilets.

Seasonal letting will be allowed in the residence. Completion set for 4th quarter of 2025.

## ENERGY - DPE

DPE not required.

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

In the heart of Vernier area surrounded by shops, restaurants, schools and easy access to transports. The entire neighborhood is benefiting an urban renovation which will be completed by 2025.

- Wooden floor in living rooms, bedrooms, entrances
- Tiles in bathroom and kitchens
- Air conditioning
- Fitted bathrooms

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES