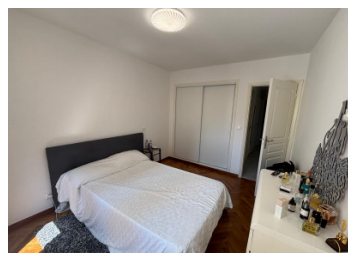
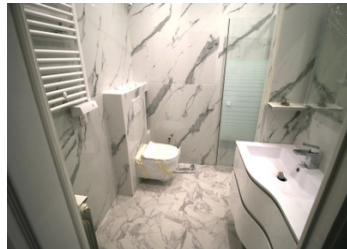


2nd floor , 2 bedroom 77m apartment on rue de France, Nice. Possibility underground parking space 45 000



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	77 m2
Outside Space:	2 m2



IN BRIEF

The apartment has been fully renovated and is sold fully furnished (included in price) if the buyer so wishes.

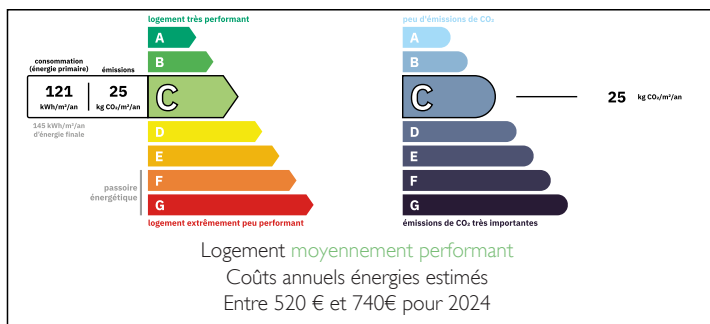
The entrance gives directly onto the living room.

The kitchen is next door to the living room at the beginning of a short corridor leading to the separate toilet, bathroom with toilet and two spacious bedrooms,

each with a built in cupboard. The corridor also has a built in cupboard.

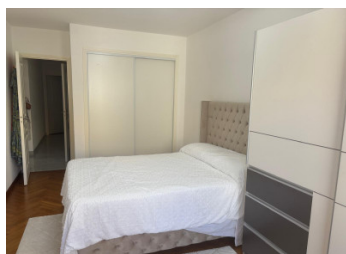
Long narrow balcony in front of living room, kitchen and one bedroom.

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

The apartment is ideally situated for a family.
It can also be used as a holiday home.
It is well placed in Nice, close to the Promenade des Anglais, its restaurants, bars and night life.
It is also within easy access to the motorway and the voie rapide (voie Mathis)
The closest tram station is a ten minute walk from the apartment.

Situated on rue de France and its shops.

Co-owned building of 1400 units
Provisional annual charges: 2400€

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

LOCAL TAXES

Taxe foncière: 1457 EUR

Taxe habitation: EUR

NOTES