

3 rooms - 82m , 3 balconies - 22m on 2nd floor + cellar + 1 garages. Residence swimming pool. Sea view.

EXCLUSIVE



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	82.55 m2
Outside Space:	29 m2

IN BRIEF

It is possible to buy a second closed garage for 55 000 euros.

This apartment has been completely renovated with high quality furnishings and electric blinds.

One of the bedrooms is currently used as an office. There are two balconies in the front with space for dining.

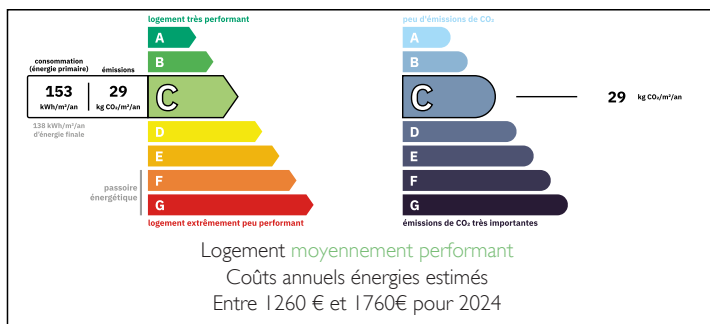
There is also a balcony at the rear next to the kitchen.

The swimming pool has a clubhouse.

The living room, bedroom and office all give onto the front balconies with panoramic sea views.

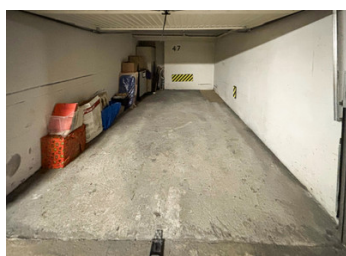
The seller is willing to leave the majority of the furniture if the buyer so wishes.

ENERGY - DPE



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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 entrance to the apartment gives onto the living room and a short corridor to the bathroom, WC, main bedroom and office which can also be a bedroom.

It also gives onto the kitchen.

The apartment is open to the outside in the front and rear allowing easy ventilation.

The apartment comes with one closed underground garage (5m long) and one cellar.

There is a large communal storage room which can be used by all residents of the building.

Co-owned building of 4 units

Provisional annual charges: 3360€

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

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

NOTES