

Cap de Nice. 4th floor. 3 room, 2 beds 71.22m + balcony 5.2m . Parking + cellar. Sea view.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	77 m2
Outside Space:	5 m2

IN BRIEF

The apartment is ideally placed within walking distance to the port area with its restaurants and nightlife. It is close to the road that goes to Monaco and Italy.

It is also close to shops and schools.

Cap de Nice is quiet, but close to the city centre.

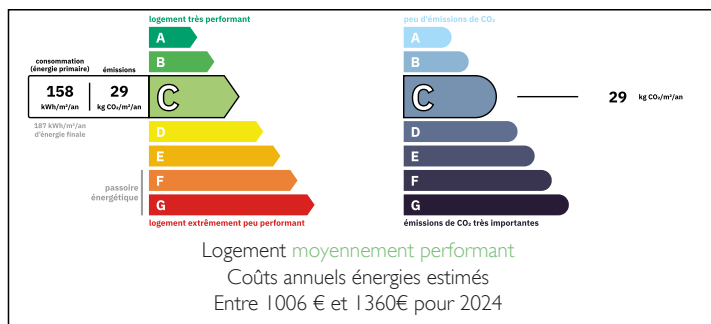
At the Port is the tram to the airport. So easy access to and from the airport.

It is a few minutes away by car from the shopping centre Nice TNL.

This really is a prime location.

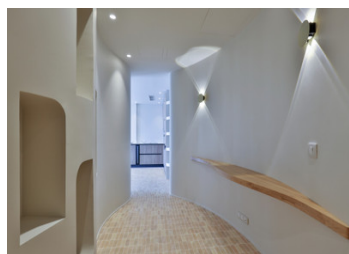


ENERGY - DPE



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

Located in one of Nice's most prestigious neighborhoods, facing the sea, in the highly sought-after "Le Bleu Rivage" residence, this 71m² (760 sq ft) 2-bedroom apartment features an entrance hall with a custom-made walk-in closet leading to a spacious, bright living room with a fully fitted and equipped kitchen, both opening onto a south-facing terrace and offering a superb panoramic sea view.

The sleeping area includes two large bedrooms with cupboards, offering unobstructed views of the hills of Nice. Each has its own bathroom with a private toilet. A closed loggia, converted into a laundry room, completes this property.

Includes private outdoor parking and a large cellar..

The apartment has reversible air conditioning, home automation, and centralised electric shutters.

LOCAL TAXES

Taxe foncière: 2000 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