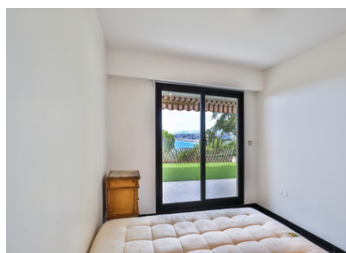


45.5m garden flat, 2 rooms, 1 bed, garage, cellar, garden 49m . Panoramic vues. Swimming pool. Caretaker.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	45.53 m2
Outside Space:	49 m2

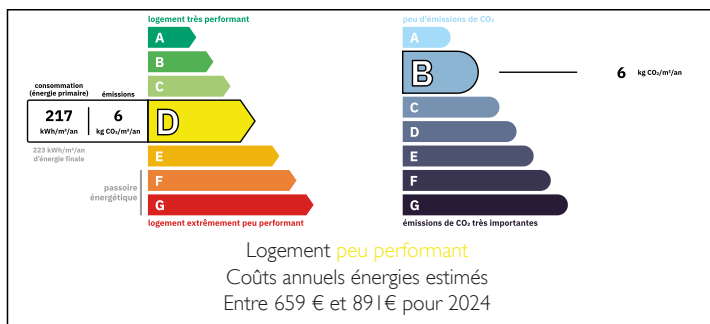
IN BRIEF

Ideally located in a luxury residence with a swimming pool and caretaker. This one bedroom, garden-level apartment boasts panoramic views of the Baie des Anges and a large 49m² garden.

There is a closed garage and cellar.

The apartment benefits from closeness to the city centre, beaches and all amenities (including Nice TNL with Carrefour hypermarket) and the city centre, while being in a quiet and prestigious area of Nice.

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 features a living room of 17m² giving onto the garden, a bedroom also giving onto the garden, and a bathroom with a toilet and a fitted kitchen.

The purchase includes a closed garage (boxe) and a cellar.

The garden of 49m² is ideal for outdoor living with the estimated 300 days of sun a year in Nice.

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

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES