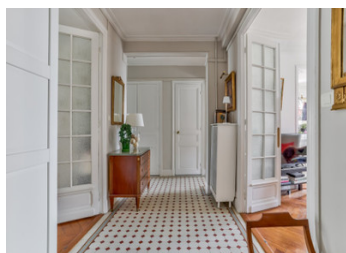


Top floor apartment (5/5), 92m , 3 rooms 2 beds + balcony & cellar. Convertible into 3 beds. Musicians area.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	92 m2
Outside Space:	6 m2

IN BRIEF

Charming top-floor apartment in a Bourgeois building.

Ideal as a family home or holiday residence.

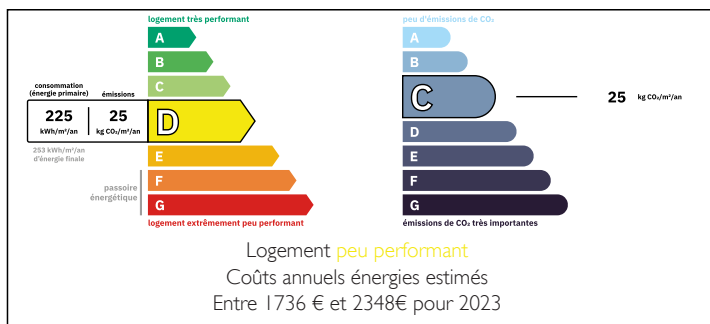
Located in the sought-after Musicians district. On the 5th and top floor, the apartment is very light and with its east/west exposure and offers unobstructed views of the city's rooftops and hills.

On rue Verdi, it is close to all amenities (shops, schools, public transport) and a few minutes walk from the beaches and the Promenade des Anglais.

Easy access to the Tramline 2 (airport) express way to airport and A8 motorway to Paris and Italy.

The building recently underwent a facade renovation, and the common areas were renovated five years ago.

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.



LOCAL TAXES

Taxe foncière: 1863 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Currently configured as a 3-room apartment, it can easily be converted into a 4 room, 3 bedrooms apartment.

It comprises a spacious entrance hall adorned with original cement tiles, a spacious living room with a marble fireplace opening onto a balcony, a fully equipped separate kitchen, a first bedroom of 18.72 m² with a marble fireplace and balcony, a second bedroom of 13.64 m², a bathroom, and a separate toilet.

The period features have been carefully preserved : superb solid herringbone parquet flooring in excellent condition, beautiful high ceilings with moldings and marble fireplaces.

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