

Ground floor apartment 76.7m . 3 rooms, 2 beds. Cellar. Garden 100m .Parking and cellar.



## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Nice            |
| Department:    | Alpes-Maritimes |
| Bed:           | 2               |
| Bath:          | 1               |
| Floor:         | 76.7 m2         |
| Outside Space: | 100 m2          |

## IN BRIEF

A green harbour of peace...

Serene and private, it is located close to bus stops and amenities (supermarket, pharmacy, newsagent, hairdresser, dry cleaner, etc.).

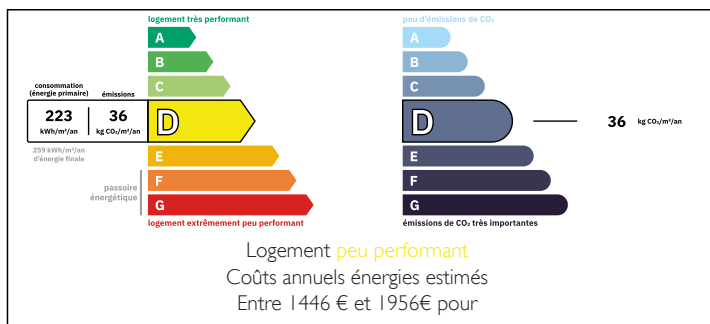
A cellar is included in the price.

Parking in the property.

A stone's throw from Coco Beach, shops, and public transport.

Direct access to the Mont Boron forest.

## 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

It comprises a large living room, two bedrooms, numerous closets and a laundry room, an open-plan fitted kitchen, a bathroom with a bathtub, and a separate toilet.

- 3-meter ceiling height
- All main rooms overlook the garden
- Reversible air conditioning
- No noise pollution
- Very well-maintained, secure residence
- Central underfloor heating
- Shared parking
- Cellar

Neighborhood highlights:

Prestigious address. A stone's throw from Coco Beach, shops, and public transport.  
Direct access to the Mont Boron forest.

## LOCAL TAXES

Taxe foncière: 1707 EUR

Taxe habitation: EUR

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

## NOTES