

First floor apartment 85m . 3 room, 2 bed, 1 bath. Shared parking + cellar. Close to town centre.



## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Nice            |
| Department:    | Alpes-Maritimes |
| Bed:           | 2               |
| Bath:          | 1               |
| Floor:         | 85 m2           |
| Outside Space: | 1 m2            |

## IN BRIEF

We offer this apartment with old-world charm, cement tiles and old-fashioned parquet floors. It is dual-aspect, bright, and in excellent condition.

A cellar is included in the price

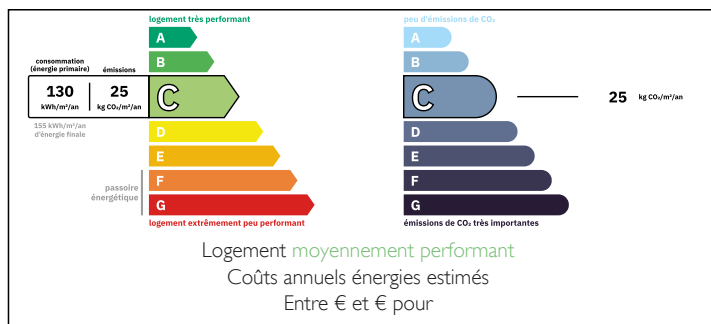
A shared parking lot offers around twenty parking spaces.

Ideally located, a stone's throw from shops, the sea, and the tram.

The building is part of a complex for which there are 20 parking spaces, for 50 property owners.



## 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 has a spacious entrance hall, double living room, two beautiful, quiet bedrooms, a fully equipped separate kitchen, a shower room and a separate toilet.

Property charges are currently €700 per quarter.

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

## LOCAL TAXES

Taxe foncière: 1600 EUR

Taxe habitation: EUR

## NOTES