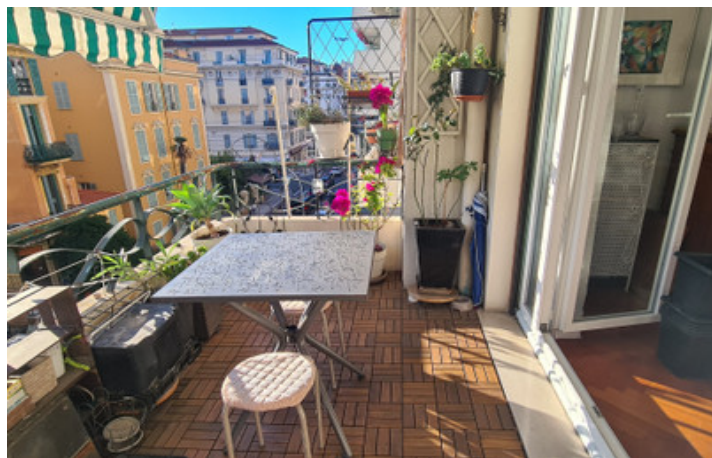
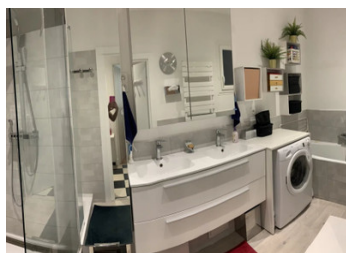
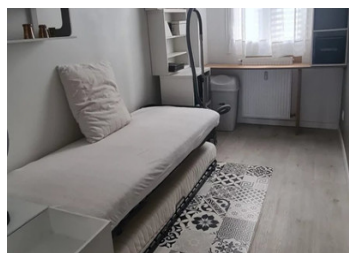
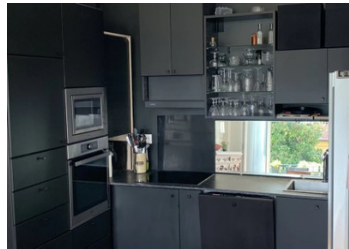
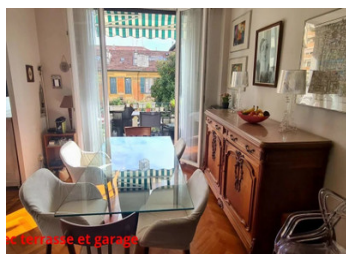


3rd floor apartment (out of 6). 82m , 3 rooms, 2 bedrooms, 1 bathroom, closed garage.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	82 m2
Outside Space:	5 m2

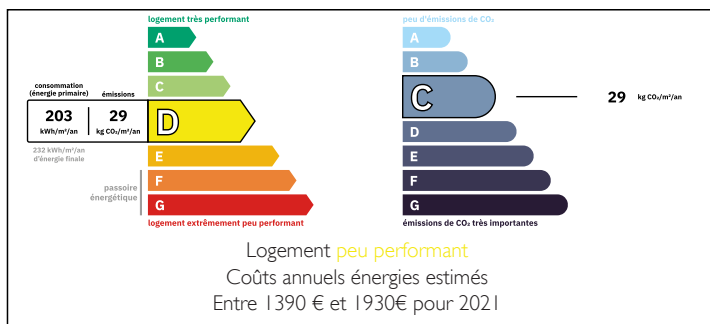


IN BRIEF

NICE MUSiciens-3P TERRACE GARAGE
POSSIBLE NICE MUSiciens DURANTE -
Magnificent renovated 3P of 82m² with terrace on the 3rd floor of a beautiful ART DECO building, elevator.

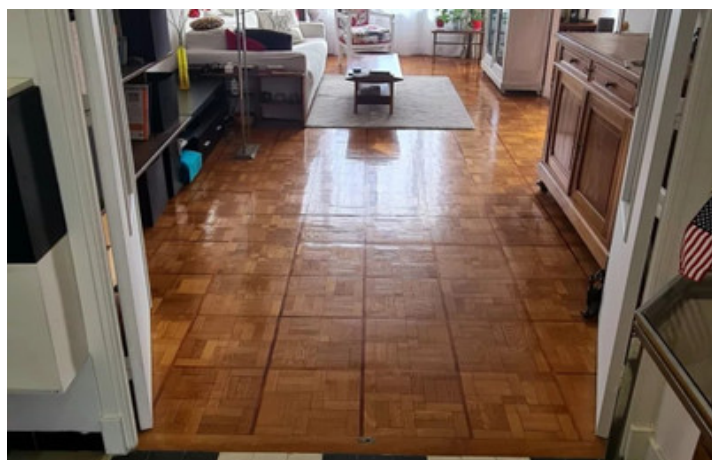
Can be sold furnished. Impeccably maintained residence.

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.

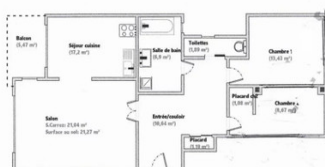
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Living room/kitchen of approximately 40m² with restored original parquet floors, high ceilings, fitted kitchen, 2 bedrooms overlooking the courtyard, large bathroom with bathtub and walk-in shower, separate toilet. Air conditioning. Cellar. Closed garage.

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



LOCAL TAXES

Taxe foncière: 2045 EUR

Taxe habitation: EUR

NOTES