

NICE PROMENADE. 1st floor, 129 sq m. 4 rooms, 2 bedrooms, 1 bath, 1 shower, cellar. 3rd bedroom possible.



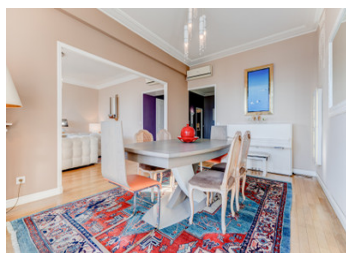
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	129 m2
Outside Space:	10 m2

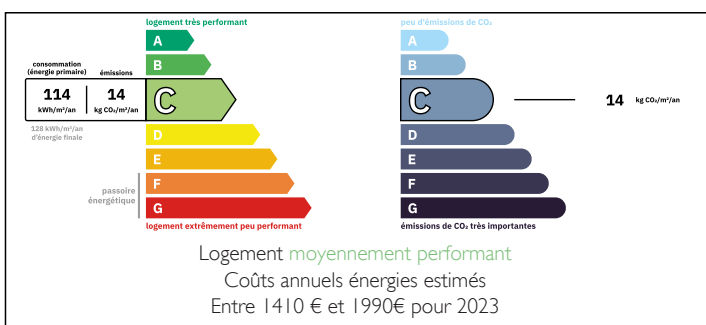
IN BRIEF

NICE - PROMENADE DES ANGLAIS: Located in a well-maintained, prestigious building with a concierge, on the famous Promenade des Anglais.

This fully air-conditioned apartment, in excellent condition, impresses with its spacious layout and comfortable living areas. There is the possibility of creating a third bedroom. Large 10.5m² cellar.

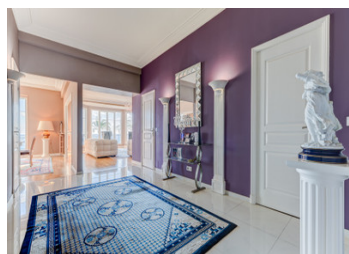


ENERGY - DPE



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

Superb 4-room apartment of 129.18m², located on the 1st floor with elevator. It comprises a large entrance hall, a double living/dining room bathed in natural light thanks to large bay windows and opening onto a balcony with magnificent sea views. The sleeping area includes a spacious bedroom with parquet flooring, access to a bathroom with a bathtub/jacuzzi and opening onto a quiet north-facing balcony, a second bedroom, a shower room with a walk-in shower, a separate fully fitted and equipped kitchen, and a separate WC.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES