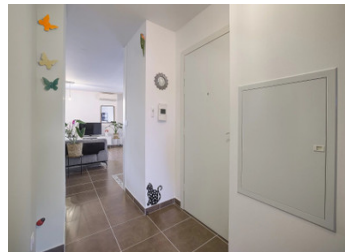


MUSICIENS. Renovated 3-room apt, 84m , 10m terraces, 5th floor. 2 beds, 1 bath, 1 shower, closed garage 22m .



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



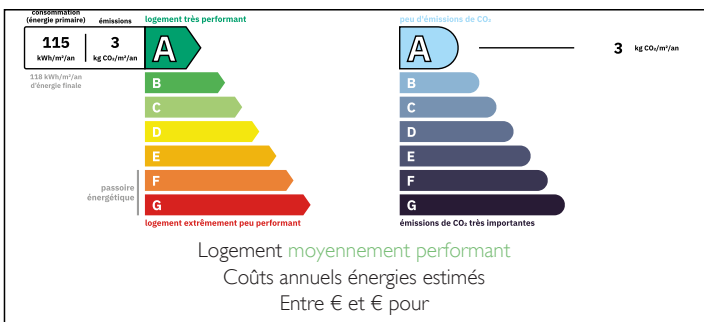
IN BRIEF

Luxury 2-Bedroom Apartment – Terrace – Garage. Located in the upper part of the Musicians' Quarter, close to shops, schools, and public transport, in a recent (2012) luxury building with wheelchair access.

The generous living spaces, high-quality materials, and complete renovation make this a turnkey apartment, a rare find in this area. A large, enclosed 22 sq m garage completes this property.



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 2-bedroom apartment of 85 m², completely renovated. Located on the 5th floor, the apartment offers a beautiful 38 m² living room with a fully equipped open-plan kitchen, opening onto a large west-facing balcony. The sleeping area comprises two bedrooms with storage, one of which has access to a square terrace with unobstructed views over the rooftops, a fitted dressing room, a shower room with WC, and a second bathroom with high-quality finishes.

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