

1920s house to renovate, 124m + 37m terrace, 5 rooms, 4 bed, 1 bath, 2 toilets. 20m basement, garage, 1 pkg



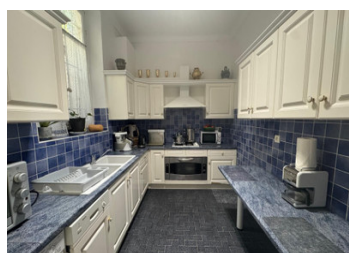
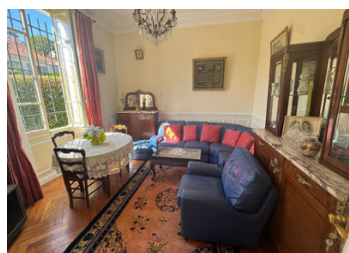
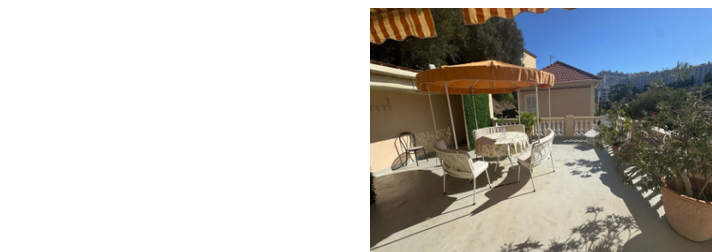
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	1
Floor:	124 m2
Plot Size:	37 m2

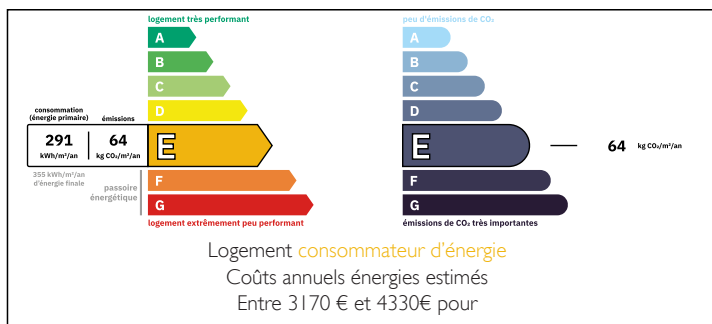
IN BRIEF

Bas Fabron, near the sea. Beautiful period house (1920), with 124 sq m of living space (Carrez law), in a quiet, leafy residential area, yet close to shops and tram line 2. You'll be charmed by its beautiful parquet floors and ceiling moldings.

Service charges: €180 per semester for the maintenance of the shared green spaces and gate.



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

On the ground floor, this house comprises an entrance hall, a living room, a separate kitchen, and an office. Upstairs, there are three bedrooms, a bathroom, a toilet, a balcony, and a 37m² sun-drenched terrace. A semi-basement provides access to a private garden. The 20m² basement offers various layout possibilities (workshop, storage space, playroom, etc.), a garage, and a parking space. Maintenance fees are €180 per semester for the upkeep of the communal green spaces and the gate.

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

NOTES