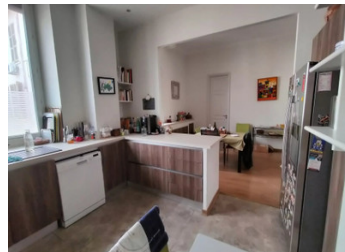


3rd floor (of 4) Apt. 149m , 6 rooms, 4 bedrooms, 2 bathrooms, 2 wc's, cellar. Sold furnished & equipped.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	149 m2
Plot Size:	0 m2



## IN BRIEF

Stunning, bright, dual-aspect apartment on the penultimate floor of an Art Deco building!

The apartment is fully furnished and equipped.



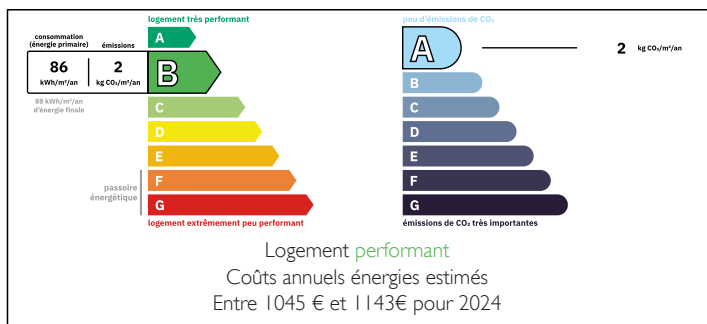
This property offers generous and light-filled spaces thanks to high ceilings that enhance the sense of volume.

Located in the heart of the city, close to shops, restaurants, cinemas, the vibrant city life, and public transportation.



The building has a bicycle storage area.  
Private parking is available.

## 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

This apartment exudes subtle elegance: Eclectic solar blinds in the kitchen/dining room, water filtration and Corian bathroom sinks, mosquito nets on the windows, concealed reversible air conditioning units, and pocket doors.

The apartment comprises an entrance hall, a living room, a kitchen/dining room, a laundry room, a hallway, three bedrooms, an office, a bathroom, and a shower room with two separate toilets.

A large, dry cellar.

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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:	1970 EUR
Taxe habitation:	EUR

## NOTES