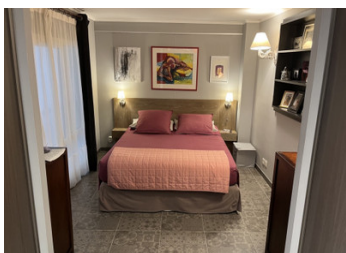


Apt/loft 1er étage de 4 175m . 7 pièces, 3 chambres, 1SdB, 1SdE 2wc's. Double garage + ext. pkg. Mixed use.



INFORMATION

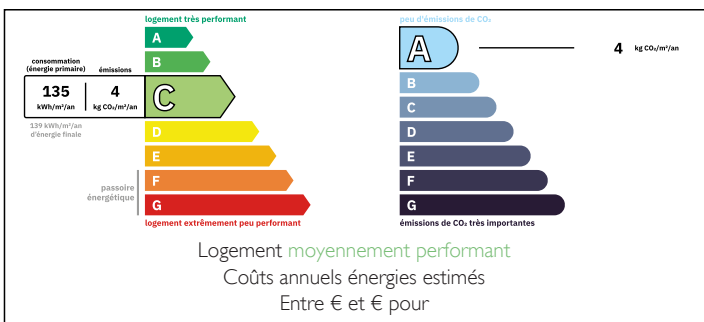
Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	0 m2



IN BRIEF

MAKE AN OFFER
MAGNIFICENT MIXED-USE LOFT APARTMENT
CLOSE TO TRAM
SUITABLE FOR PROFESSIONAL OR
COMMERCIAL USE.
THREE UNITS.

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

PROPERTY ON TWOLEVELS WITH TWO INDEPENDANT ENTRANCES..

DOUBLE GARAGE WITH AN OUTDOOR PARKING SPACE.

RESIDENTIAL AREA. ABSOLUTELY QUIET.

SHOP WINDOW POSSIBLE.

SECURITY DOORS.

FLOOR PLAN AVAILABLE UPON REQUEST.

TOTAL AREA: 200 sq m.

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