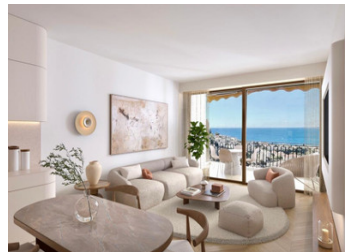
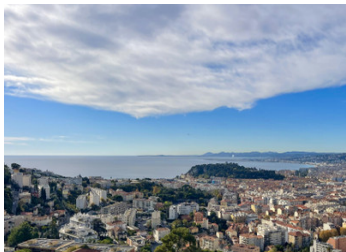


2 rooms 60m 4th floor out of 5, balconies 9m , 1 bedroom, 1 shower room, 1 toilet, cellar. Garage + 60,000.



INFORMATION

| | |
|----------------|-----------------|
| Town: | Nice |
| Department: | Alpes-Maritimes |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 60 m2 |
| Outside Space: | 9 m2 |



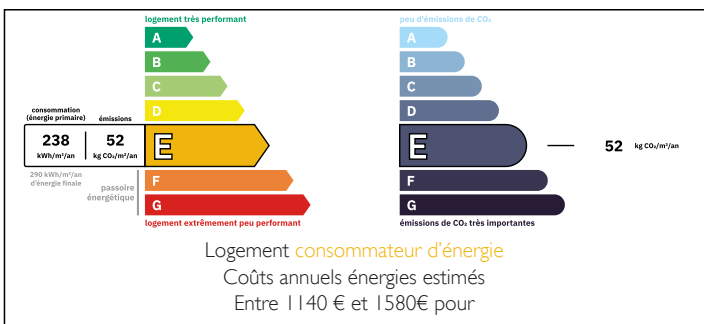
IN BRIEF

335

Mont-Boron • Panoramic sea & mountain views • Terrace • Secure, upscale residence • Concierge service • Visitor parking • Cellar • 2-room apartment with potential to be converted into a 3-room apartment.

Nestled in the heart of Mont-Boron, within a luxurious, secure residence with concierge service, this apartment is located on the second-to-last floor.

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

Currently configured as a beautiful two-room apartment with a dual aspect, it offers a living room of approximately 23 sq m opening onto a sunny 8 sq m southwest-facing terrace. The kitchen also has a separate balcony.

The neighborhood is exceptionally peaceful yet conveniently located near shops.

Its layout offers the potential to be converted into a three-room apartment for those wishing to personalize the space.

The attached 3D renderings clearly illustrate this possibility.

The property includes a 4 sq m cellar and the option to purchase a garage for €60,000. The residence also benefits from visitor parking.

A rare, elegant property ideally located in one of Nice's most sought-after areas.

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