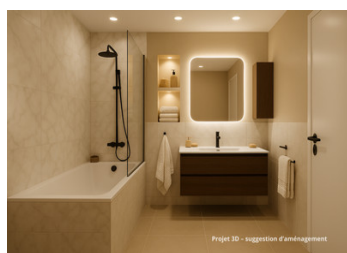


TO RENOVATE- 2 rooms, 50m , balcony 12m , on 1st floor of 5. 1 bedroom, 1 bathroom, 1 wc, cellar, garage, pool



INFORMATION

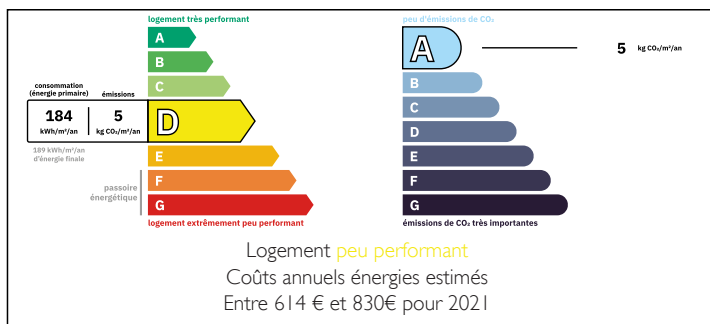
Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	50 m2
Outside Space:	12 m2



IN BRIEF

Located in a prestigious residence with a swimming pool, landscaped gardens, and concierge service, this 50 sq m (538 sq ft) one-bedroom apartment features a pleasant 12 sq m (129 sq ft) terrace. In need of complete renovation, it offers great potential thanks to its functional layout. A cellar and a garage complete this property. Its location is ideal, close to public transport (frequent buses and tram line 2), shops, the beach, and schools.

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

It consists of an entrance hall, a living room, a separate kitchen and a bedroom, all four opening onto the outside offering an unobstructed view of the gardens and the swimming pool, as well as a bathroom and a separate toilet.

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



NOTES