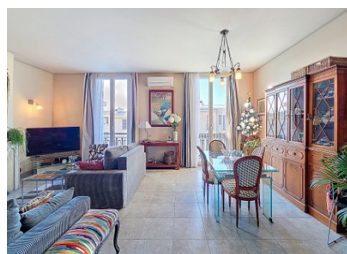


4 rooms 95m , balconies 6m on the top floor (2/2), 3 bedrooms, 1 bathroom, 1 toilet, cellar, outdoor parking.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	95 m2
Outside Space:	8 m2

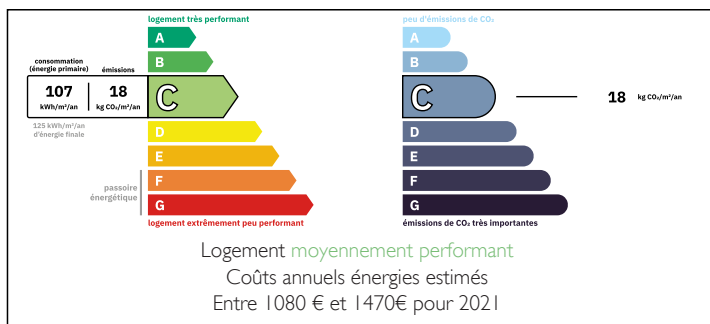


IN BRIEF

In Nice, nestled in the quiet and secluded Lympia district, just steps from the port, we offer you the unique opportunity to acquire a magnificent 4-room apartment of over 95 m² on the top floor of a charming early 20th-century house.

This apartment boasts an ideal layout and, with a touch of renovation, will become the gem you've always dreamed of! A cellar for storage and a parking space in front of the house complete this property.

ENERGY - DPE



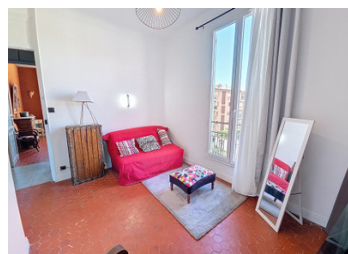
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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

With a magnificent living room of almost 40 m² opening onto a sunny, south-facing balcony with pleasant, unobstructed views, three large bedrooms, and a spacious, separate kitchen that surprisingly leads to a lovely open-air terrace, as well as a bathroom and separate WC, this apartment has everything you could need !



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

LOCAL TAXES

Taxe foncière: 1818 EUR

Taxe habitation: EUR

NOTES