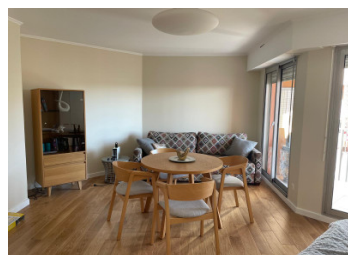
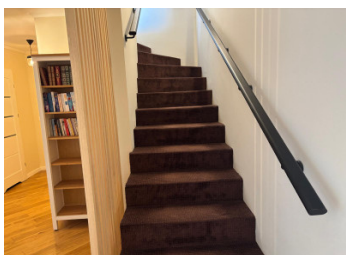


Duplex 123m + terraces 53m panoramic views (sea) top floors 7 and 8. 5rooms, 3 beds, underground parking.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	123 m2
Outside Space:	53 m2

IN BRIEF

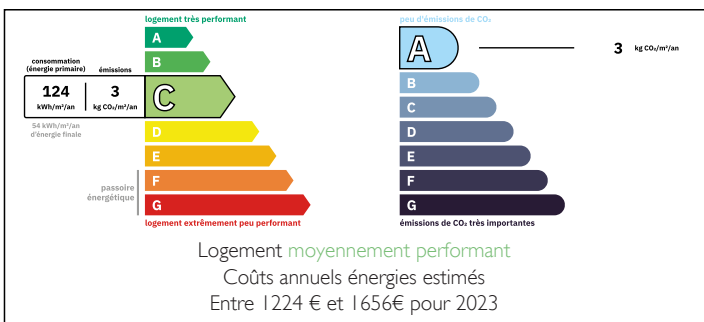
The apartment is a 10-minute walk from tram lines 1 and 2, providing easy access to the airport and the city in general.

This completely renovated two-story apartment offers many possibilities. The two floors can be separated, allowing you to keep the 7th floor for family, friends, or rental.

On the 8th and top floor, there is a living space with a large terrace and panoramic views of the sea, Nice Castle, and the hills.

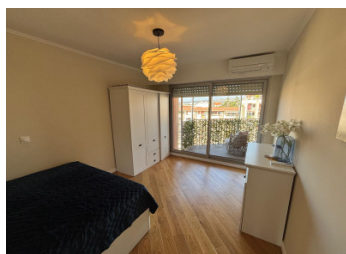
There is the possibility of using part of the living space to create a bedroom.

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

The 8th floor comprises a large 46m² living room/kitchen with access to a large terrace offering panoramic views, a toilet, and storage space. There is the possibility of creating a large bedroom.

An internal staircase leads to the 7th floor, which has a shower room and a separate toilet with wash basin and bidet. Currently, there are three bedrooms (of which one is 23m²), each with a balcony. It is possible to create two bedrooms out of the 23m² bedroom and convert the 13m² bedroom into a living room/kitchen.

Each floor has an exit door providing access to the common areas and the elevator.

Co-owned building of 95 units
Provisional annual charges: 4800€

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

LOCAL TAXES

Taxe foncière:	2500 EUR
Taxe habitation:	EUR

NOTES