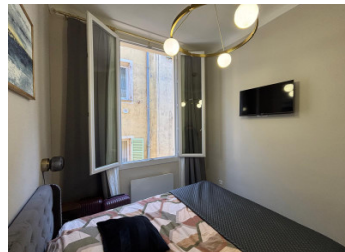


2 room apartment on 2nd floor (of 3). No lift. Situated in the old town of Nice in a quiet street.



INFORMATION

| | |
|-------------|-----------------|
| Town: | Nice |
| Department: | Alpes-Maritimes |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 24 m2 |
| Plot Size: | 0 m2 |

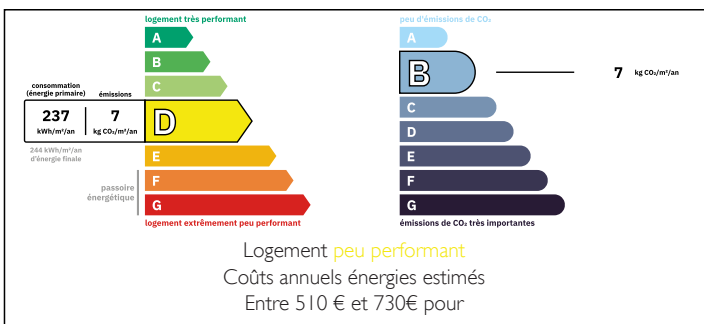


IN BRIEF

The apartment was completely rénovated in 2025. It is one minute's walk from Place Rossetti and its restaurants and ice cream parlors and also the Cathedral.

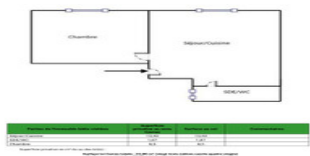
Renovation work is planned for the staircase and has been paid by current owners.

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 entrance gives onto the lounge of 13.4m² with its open kitchen.

On the left of the lounge is the bedroom and on the right a shower room with a toilet.

Co-owned building of 9 units
Provisional annual charges: 810€

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