

Ground floor apartment.. 4 rooms, 89m , terraces 40m , garden 100m , 3 beds, 2 baths, 2 wc's. Cellar, garage



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	0
Bath:	2
Floor:	89 m2
Outside Space:	147 m2



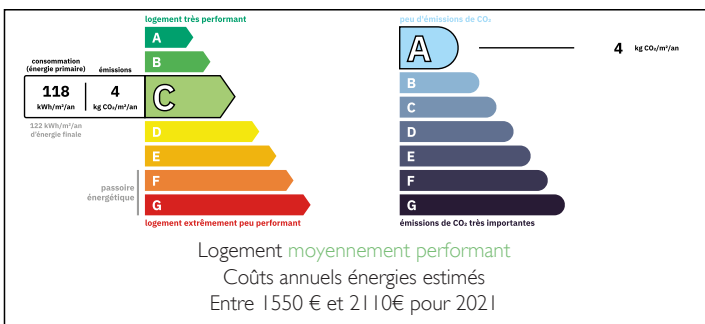
## IN BRIEF

Nice CIMIEZ APARTMENT HIGHLIGHTS:  
SWIMMING POOL WITH MAGNIFICENT SEA VIEWS / LANDSCAPED GARDEN / 50M<sup>2</sup> LIVING ROOM/LOGGIA / 147M<sup>2</sup> TERRACES / PARKING / SHOPS LESS THAN 50M AWAY.

Enjoy one of the few residences in Cimiez with a swimming pool. Discover this well-maintained, 4-room ground-floor apartment with a true house-like feel. A garage in the basement, two outdoor parking spaces, and a cellar complete this property.

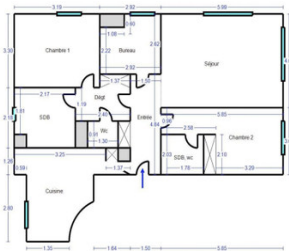
Ideally located, in close proximity to amenities and renowned schools (Henri Matisse middle school).

## 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 comprises a spacious 50 sq m living room with a loggia, a beautiful separate kitchen, a master suite with bathroom, two additional bedrooms, a second bathroom with toilet, and a separate toilet.

The apartment is surrounded by a 147 sq m terrace with a lovely landscaped garden, complete with a barbecue area.

A privileged living environment where you feel right at home.

Ample storage.

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

## LOCAL TAXES

**Taxe foncière: 3400 EUR**

## NOTES