

Nice - Saint Laurent du Var - Waterfront. Luxury large 2 bedrooms apartment, sea views

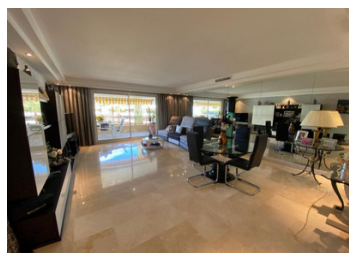
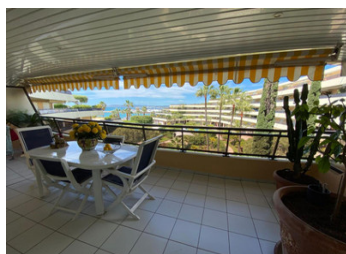


INFORMATION

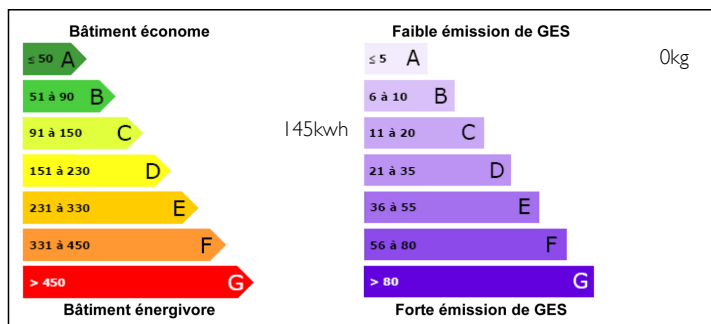
Town:	Saint-Laurent-du-Var
Department:	Alpes-Maritimes
Bed:	2
Bath:	0
Floor:	96 m2
Plot Size:	0 m2

IN BRIEF

Nice - Saint Laurent du Var - Waterfront. In one of the few luxury residences on the beach, 150 m from the Cap 3000 shopping center, 5 minutes from Nice international airport. A large and beautiful 3 rooms apartment of 97 m² on a high floor in excellent condition. It consists of a 33 m² living room facing West, a fully equipped kitchen from which you have access to a deep terrace overlooking the gardens and the sea, 2 bedrooms each opening onto a sea view terrace, a shower room and a bathroom, plenty of storage. Sold with a large garage . Maintenance fees of 3480€ per year.

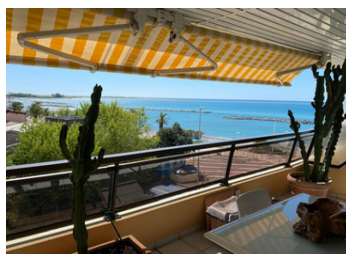
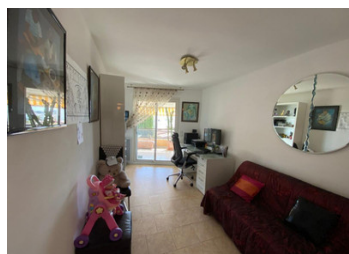


ENERGY - DPE



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

Nice - Saint Laurent du Var - Waterfront.

In one of the few luxury residences on the beach, 150 m from the Cap 3000 shopping center, 5 minutes from Nice international airport.

A large and beautiful 3 rooms apartment of 97 m² on a high floor in excellent condition.

It consists of a 33 m² living room facing West, a fully equipped kitchen from which you have access to a deep terrace overlooking the gardens and the sea, 2 bedrooms each opening onto a sea view terrace, a shower room and a bathroom, plenty of storage.

Sold with a large garage .

Maintenance fees of 3480€ per year.

Saint Laurent du Var is located between Nice and Antibes, only 5 min away from Nice Airport and 15 min from Nice center (with the Tram coming in 2025 !). From the Port with all its restaurants and bars, to the Promenade des Flots Bleus leading you to Cap 3000 you'll find many residences set on the waterfront. Further inland you'll have houses or apartments with great sea views but always close enough to all commodities. Hence it is a great area for an holiday home as you have the proximity of Nice without the drawbacks.

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

NOTES