

## 3 bedroom apartment in the heart of the Libération area

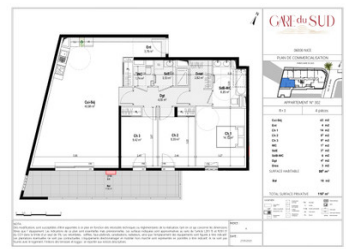
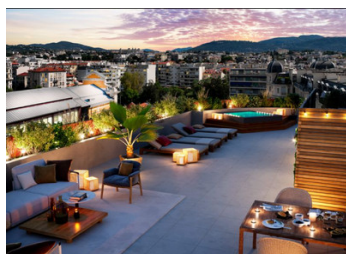


## INFORMATION

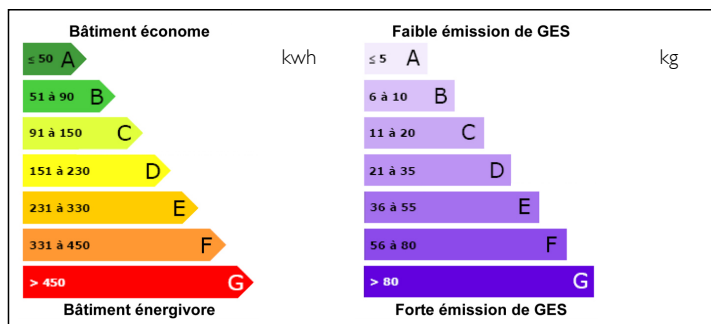
Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	99 m2
Outside Space:	18 m2

## IN BRIEF

Located in the heart of the city, this district, famous for its open-air market, is served by tram line 1 and provides access in a few minutes to Place Masséna, Old Nice and the Promenade des Anglais. The residence, intimate and with neat architecture, will be composed of new apartments from 2 to 4 rooms with generous surfaces, beautiful exteriors and high-end services. Parking at extra charge. Delivery: 4th trim. 2025



## 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 "Libé", as the people of Nice like to call it, is a historic, authentic and lively district that, until the early 2000s, was best known for its wonderful open-air market.

It was in 2012 that the real metamorphosis took place with the reconstruction of the hall of the Gare du Sud identical to its first design in 1892, the eponymous real estate program and the most beautiful cinematographic duplex in the city.

This new residential area has revived the Liberation by bringing many shops and restaurants.

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

## NOTES