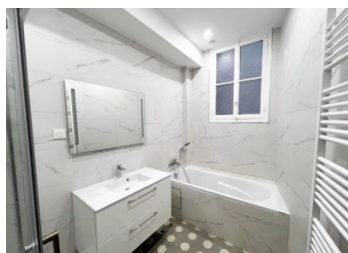
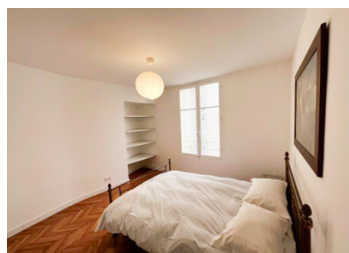
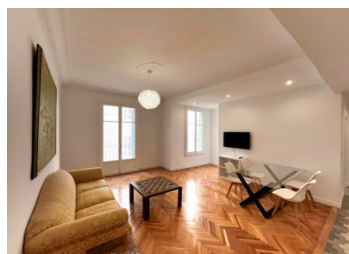


## Three-room apartment - Nice



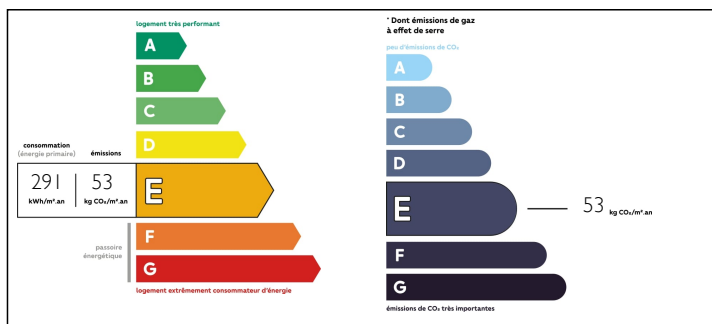
## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	67 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

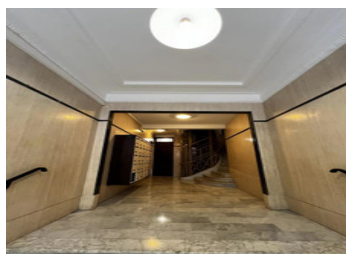
Located in the Notre Dame district in the center of Nice, within walking distance of shops, restaurants, transport, train station, Nice étoile, on the 4th floor with elevator in a beautiful bourgeois building, facing west over a courtyard. Discover this characterful renovated apartment, subtly combining modernity and old-world charm, with parquet flooring and high ceilings. It comprises a 32 m<sup>2</sup> living room with open-plan fitted kitchen, 2 bedrooms with fitted closets, a bathroom with shower and bath, and a separate toilet. New reversible air-conditioning throughout. A cellar completes this property.

## 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

Located in the Notre Dame district in the center of Nice, within walking distance of shops, restaurants, transport, train station, Nice étoile, on the 4th floor with elevator in a beautiful bourgeois building, facing west over a courtyard.

Discover this characterful renovated apartment, subtly combining modernity and old-world charm, with parquet flooring and high ceilings.

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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: 1200 EUR

## NOTES