

## Nice Carré d'Or - Large 3 bedrooms, terrace, balcony

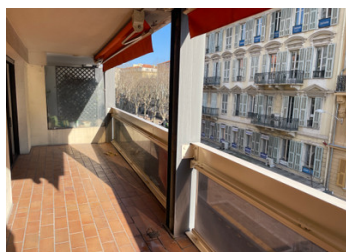


## INFORMATION

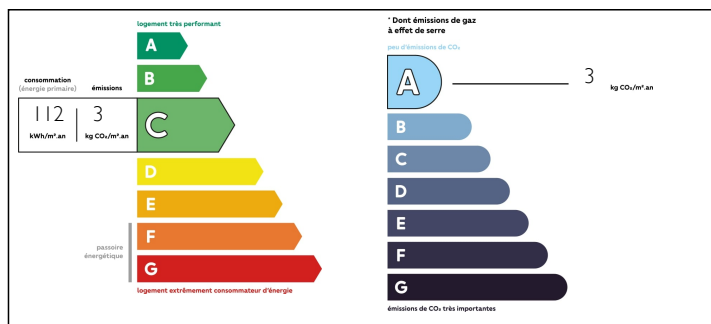
Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	118.41 m2
Outside Space:	26 m2

## IN BRIEF

Nice - In the heart of the Carré d'Or, the most sought after area in Nice by its proximity to the Promenade and pedestrian streets with its restaurants and shops. A large 3 bedrooms apartment : an entrance with cupboards, living room opening unto the terrace facing South overlooking rue Barla and Place Grimaldi, independent fitted kitchen, 3 bedrooms, 2 bathrooms, 3 toilets, lots of storage. Gardens view. Sold with a cellar.

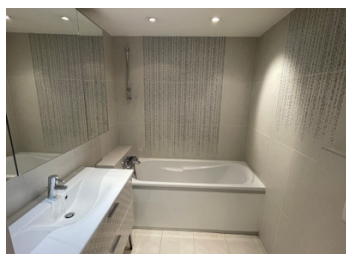


## ENERGY - DPE



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

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Co-owned building of 1 units  
Provisional annual charges: 7300€

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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: 2640 EUR

## NOTES