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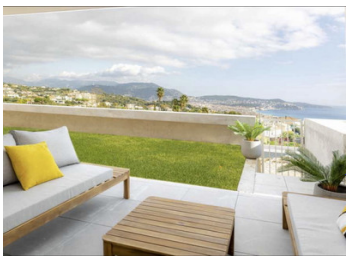
www.frenchestateagents.com

Ref: A06671 Price: 973 000 EUR

agency fees to be paid by the seller

Stunning 2 bedroom duplex with private garden in prestigious new-build project for sale in Nice















INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	97 m2
Outside Space:	61 m2

IN BRIEF

** Other options are still available in this new-build development. Contact us for more details. **

This two bedroom duplex is located within a prestigious new build development located on top of a hill overlooking the city of Nice and its seaside. It offers a living area of 97m2 and two spacious terraces on each floor and a private garden on the ground floor. A private parking space is included.

Being a new-build apartment the buyer will profit from reduced notary fees of only 2% (compared to 8% for old-build).

Eligible for tax reductions (Pinel Zone A) for French fiscal residents.

The construction having been completed the duplex is ready for delivery.

ENERGY - DPE

DPE not required.

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.

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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

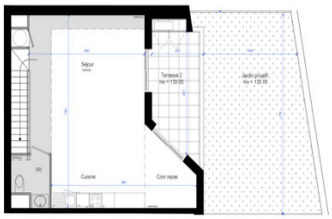
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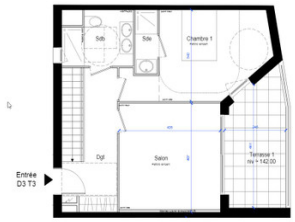
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NOTES

DESCRIPTION

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Being a new-build apartment the buyer will profit from reduced notary fees of only 2% (compared to 8% for old-build).

Eligible for tax reductions (Pinel Zone A) for French fiscal residents.

The construction having been completed the duplex is ready for delivery.

THE DEVELOPMENT:
The gated residence comprises four separate buildings which share a spacious garden / outdoor living area and an outdoor swimming pool.

THE AREA:
The Fabron district, in which the development is located, offers a calm and residential environment that is a healthy distance away from the vibrant city center. At the same time the seafront and beaches are solely 5 minutes away by car or public transportation. The old city as well as the airport can be reached in 15 minutes.

LIST OF OPTIONS AVAILABLE:
Other options are available on request. Contact us for more details.

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