LEGGETT
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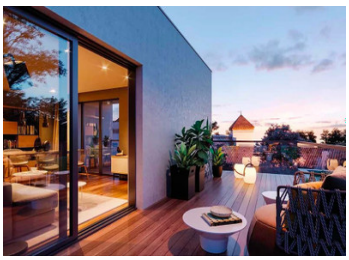
www.frenchestateagents.com

Ref: A13865 Price: 264 500 EUR

agency fees to be paid by the seller

New 2 bed apartment with parking in a contemporary residence with swimming pool.













INFORMATION

Town:	Nîmes
Department:	Gard
Bed:	2
Bath:	1
Floor:	59 m2
Outside Space:	40 m2

IN BRIEF

This 2 bed flat consist on the ground floor – open plan kitchen/living room (24 m²) opening to the loggia and terrace, 2 bedrooms (12 and 10 m²), bathroom and separate toilet.
It has a cellar, a garage and a parking space in the basement.

Bakery, tobacco, press, pharmacy, schools, Intermarché, annex town hall, and even the national police school are within a radius of 500 m from the Residence.
Bus line 10 in front of the residence.

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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DESCRIPTION

Contemporary and perfectly integrated into its environment, the residence is made up of 4 buildings with 10 to 17 apartments from T2 to T5, organised around a mansion dating from the end of the 18th century. It is distinguished by the quality of its services but also by its architectural design, which combines aesthetics and functionality. It is the promise to invest in a durable and timeless residence.

Nîmes is a dynamic city which is developing economically and modernizing.
Between the sea and the mountains, the city still attracts tourists thanks to its monuments, heritage, history and cultural events (Arenas of Nîmes, the Maison Carrée, the Tour Magne, the Aqueduct of Nîmes, the Cathedral of Notre Dame and Saint Castor, Sainte Eugénie chapel, Museum of Fine Arts etc.).

Nimes, a city where life is good, 372 hectares of green spaces (historic gardens of La Fontaine, sports area of La Bastide, garden of the Oratory, etc.) and 1,000 hectares of forest. It has been elected "Floral City", "WHO Health City" (health and quality of urban life), as well as "Child Friendly City" (actions and projects in favour of children).

Nîmes is a city in the south of France, close to Montpellier (1h), Avignon (50min), but also Marseille (1h30), 3 hours from Paris by TGV, 20 minutes by car from the airport of Nimes-Garons.

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

NOTES