LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A15314 Price: 160 000 EUR

agency fees to be paid by the seller

Great investment opportunity to a new project in fully renovated building in the centre.





INFORMATION

Town:	**Nîmes**
Department:	**Gard**
Bed:	**1**
Bath:	**1**
Floor:	**25.75 m2**
Outside Space:	**5 m2**

IN BRIEF

Ideally located in the heart of the lively Nîmes, halfway between the Maison Carrée and the Saint-Baudile Church. These apartments were designed to combine southern tradition and the comfort of life on 3 levels from studios to atypical 3beds apartments. The residence respects the identity of the neighborhood and offers peace and privacy.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

DESCRIPTION

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