LEGGETT
IMMOBILIER INTERNATIONAL

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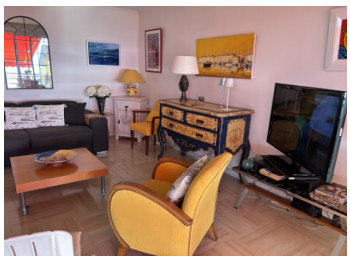
Ref: A31513ATB06 Price: 975 000 EUR

agency fees to be paid by the seller

2-3 room apartment, 70m , balcony and 77m garden, sea view on the elevated 1st floor, + 18m garage & cellar















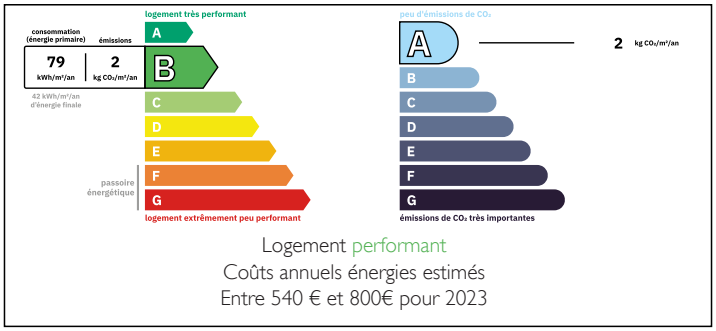
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	66 m2
Outside Space:	70 m2

IN BRIEF

Apartment on the elevated 1st floor. Renovated in very good condition with living room of 24m² which opens onto the balcony with sea view.
The residence has a caretaker.
At the back: the kitchen and the bedroom with a small bedroom overlooking the garden.
The major highlight of this apartment is the 70 m² tree-filled garden at the rear.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 540 € et 800€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**1200 EUR**

NOTES

DESCRIPTION

Ideal apartment for holidays or small family with pets.
Schools and shops are just a few minutes away either by car or on foot.
There is also the bus stop in front of the the entrance to the building.
The apartement has a full, modern kitchen included in the price.
Sellers are also willing to leave the furniture for the buyers if they so wish.

Co-owned building of 187 units
Provisional annual charges: 2617€

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