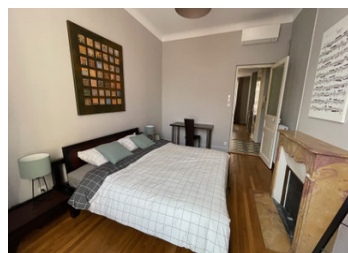
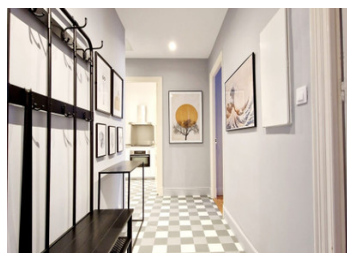
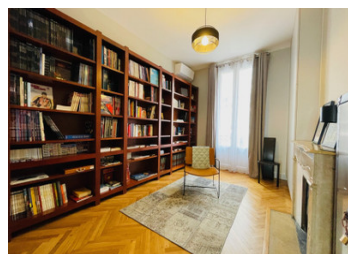
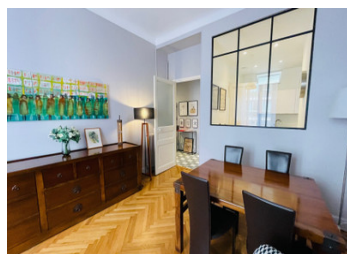


LIBERATION - ART DECO BUILDING. 3rd floor (of 5) apartment, 3 room, 2 beds, 1 bath.



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Nice            |
| Department: | Alpes-Maritimes |
| Bed:        | 2               |
| Bath:       | 1               |
| Floor:      | 73 m2           |
| Plot Size:  | 0 m2            |



## IN BRIEF

### LIBERATION - 2-BEDROOM ART DECO APARTMENT

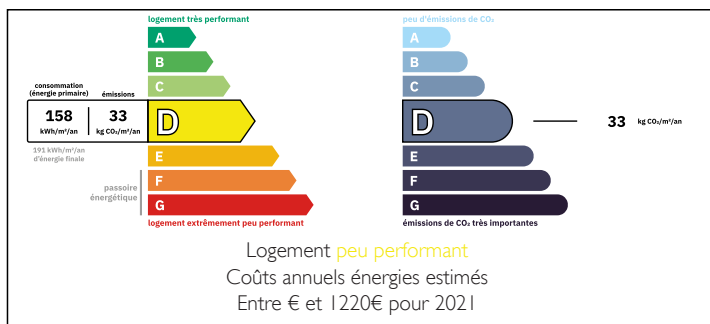
Nestled in Nice's sought-after Libération district, this 73 m² (780 sq ft) two-bedroom apartment is located in an Art Deco building.

This bright apartment offers a spacious and comfortable living space.

The apartment is located on the third floor, accessible by elevator, offering unobstructed views of the surrounding area. The building's Art Deco features add charm and character to this property.

This apartment is ideally located, close to shops, public transportation, and the amenities of the Libération district. Enjoy a vibrant urban lifestyle while benefiting from the charm of this Art Deco building.

## 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

The layout includes a welcoming living/dining room, a fully equipped kitchen, two comfortable bedrooms, and a modern bathroom with a window.

The large windows let in an abundance of natural light, creating a warm and inviting atmosphere.

This apartment is ideally located, close to shops, public transportation, and the amenities of the Libération district. Enjoy a vibrant urban lifestyle while benefiting from the charm of this Art Deco building.

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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: **871 EUR**

## NOTES