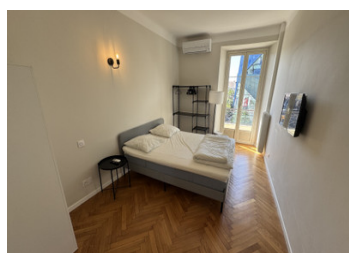


4th floor (of 6) apartment 82m . 4 room, 3 beds, 2 baths on avenue Jean Médecin.



## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Nice            |
| Department:    | Alpes-Maritimes |
| Bed:           | 3               |
| Bath:          | 1               |
| Floor:         | 84 m2           |
| Outside Space: | 5 m2            |



## IN BRIEF

Jean Médecin: Opposite the new ICONIC project. On the 4th floor of a beautiful ART DECO building with elevator, with renovated common areas and facade.

Spacious 4-room apartment of 82m<sup>2</sup>, fully renovated.

With unobstructed views of Avenue Jean Médecin and the ICONIC project.

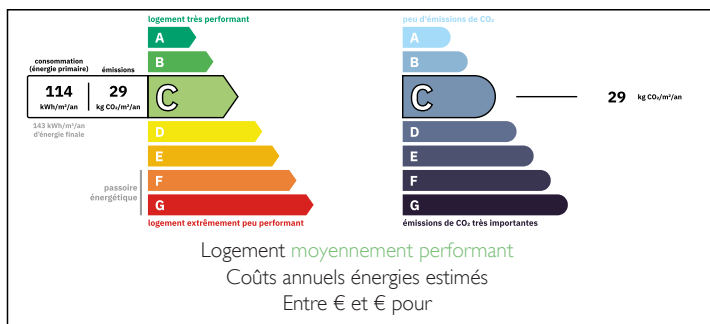
Air conditioning and double glazing in all rooms.

Fully equipped kitchen and tasteful decor.

Apartment close to the train station, tram, and city center shops.

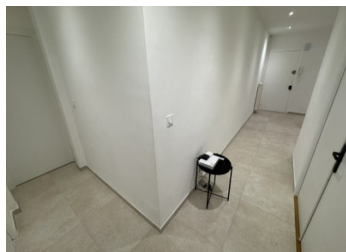
Can be sold fully furnished.

## 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

Comprising a living room/kitchen, 3 beautiful bedrooms, two bathrooms with WC, a long balcony accessible from the living room, and two west-facing bedrooms

-----

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

## NOTES