

PROMENADE DES ANGLAIS. 1st floor apartment (of 6). 3 rooms, 94m , 2 beds, 1 bath. Equipped kitchen. Cellar.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	94 m2
Outside Space:	6 m2

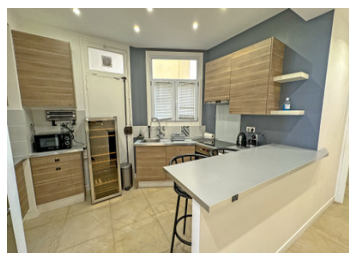
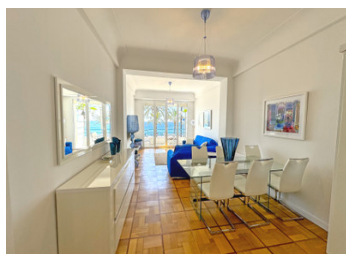
IN BRIEF

NICE – PROMENADE DES ANGLAIS – NEAR NEGRESCO

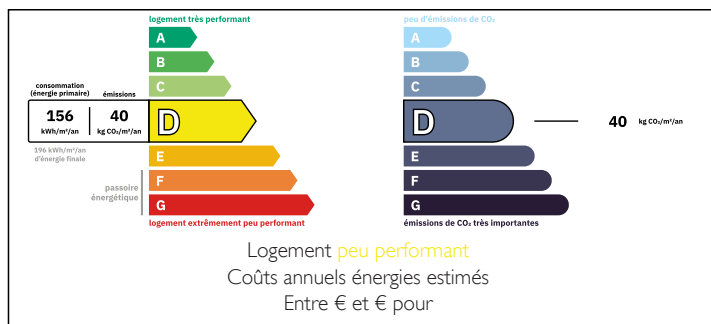
In a prestigious building, a superb 2-bedroom apartment of 94 sq m with a south-facing terrace offering exceptional panoramic sea views.

High-quality features include hardwood floors, double-glazed PVC windows, and reversible air conditioning.

This apartment is in perfect condition and located in one of Nice's most sought-after neighborhoods, within easy reach of beaches, shops, and public transport. A rare find on the Promenade des Anglais.



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 apartment includes:

A large, bright living room opening onto the terrace,

Two spacious bedrooms,

A bathroom with walk-in shower and window,

A fully equipped kitchen.

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



LOCAL TAXES

Taxe habitation: 2000 EUR

NOTES