

Two 1st floor apts, 113m, which can be combined into 4 rooms + 1 room w/o a window. Old town. Needs updating



INFORMATION

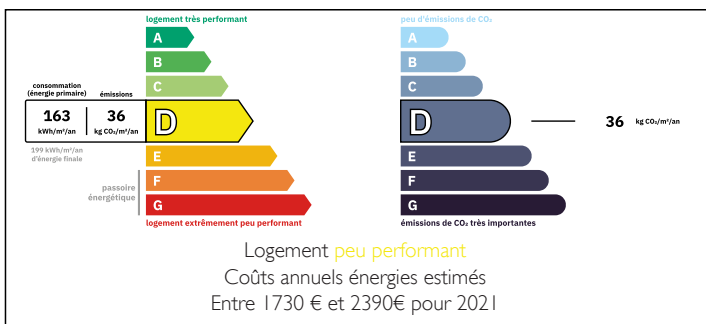
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	113 m2
Plot Size:	0 m2

IN BRIEF

Located in the heart of Place Saint-François, on the first floor of a traditional Nice building, this apartment stands out for its authentic charm and the numerous layout possibilities it offers. Originally a single unit within a condominium, it is currently divided into two separate apartments.



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

On the first floor, to the right, the first apartment opens onto an entrance hall leading to a large, bright living room with a direct view of Place Saint-François. It also includes two bedrooms, a separate kitchen, a shower room, and a separate toilet. On the same floor, opposite the stairs, the second apartment comprises an entrance hall leading to a living room with an open-plan kitchen, a dressing room, and an additional room, suitable for use as an office or bedroom, with an en-suite bathroom. The two spaces can be combined to create a generously sized apartment, suitable for a variety of uses. Thanks to its ideal location in a sought-after area close to everything, this property would be well-suited to an investment project.

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

NOTES