

2 room apt. 2nd floor (of 4), 55m , 1 bed, 1 bath, 15m balcony. Mont Boron area of Nice. Parking and cellar.



## INFORMATION

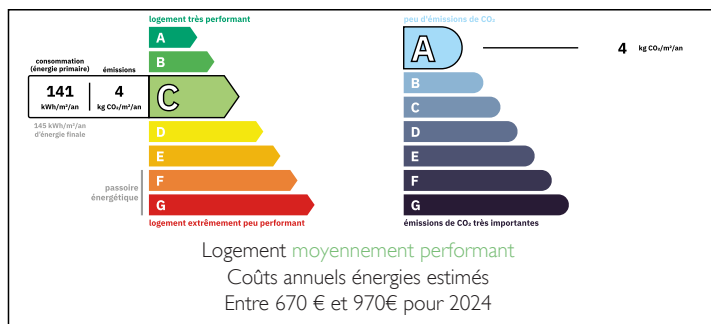
|                |                 |
|----------------|-----------------|
| Town:          | Nice            |
| Department:    | Alpes-Maritimes |
| Bed:           | 1               |
| Bath:          | 1               |
| Floor:         | 55 m2           |
| Outside Space: | 15 m2           |

## IN BRIEF

The building is very well-maintained and quiet. The apartment is on the 2nd floor (out of 4). It's in a residential area with plenty of greenery.

The residence is located on the gated Palmeraie alley with a secured entrance gate.

## 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

Beautifully renovated 2-room apartment in Mont Boron. Living area (Carrez Law) 54.78 m<sup>2</sup> including a 25.04 m<sup>2</sup> living room, a bedroom, a fully equipped kitchen opening onto a 15 m<sup>2</sup> terrace with a partial sea view and mountain views. Shower room and separate WC. Underground parking and cellar.

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

## NOTES