LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42721ATB06 Price: 479 000 EUR

agency fees to be paid by the seller

3 rooms 74m 4th floor out of 5 without elevator, Balconies 2.3m .2 bedrooms, 1 bathroom, 1 toilet. NO LIFT.















INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	71 m2
Outside Space:	2 m2

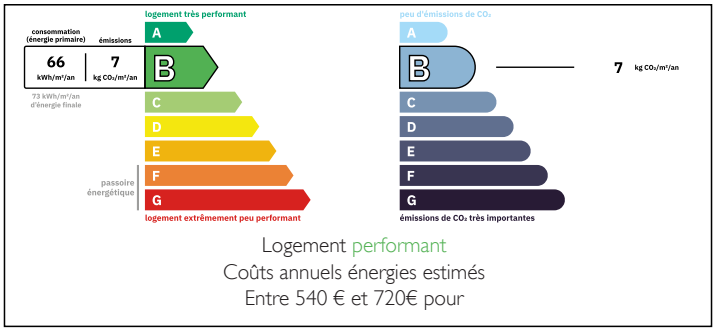
IN BRIEF

Just steps from the Port of Nice, this charming apartment is located on the 4th floor of a typical Niçois building, recently enhanced by the redevelopment of Rue Cassini.

The solid teak parquet flooring adds warmth and authenticity to the space. Situated in one of Nice's most vibrant and sought-after neighborhoods, within easy reach of shops, restaurants, and public transport, it will appeal to those who appreciate urban living and distinctive addresses.

Close to many restaurants and bars at the port and the Places du Pin and Garibaldi.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 540 € et 720€ pour

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42721ATB06 Price: 479 000 EUR

agency fees to be paid by the seller







DESCRIPTION

This 74 m² (797 sq ft) 2-bedroom apartment comprises a large living room, a spacious master bedroom, a second comfortable bedroom, a separate kitchen, and a bathroom with shower and toilet. The light-filled living room opens onto a balcony with a pleasant view of the port.

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

LOCAL TAXES

Taxe foncière: **950 EUR**

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr