LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45343ATB06 Price: 1 350 000 EUR

agency fees to be paid by the seller

Renovated apt, floor 3/5. 145m , 14m terrace, 6m balcony. 5 rooms, 4 beds, 1 bath, 2 showers, 3 toilets.







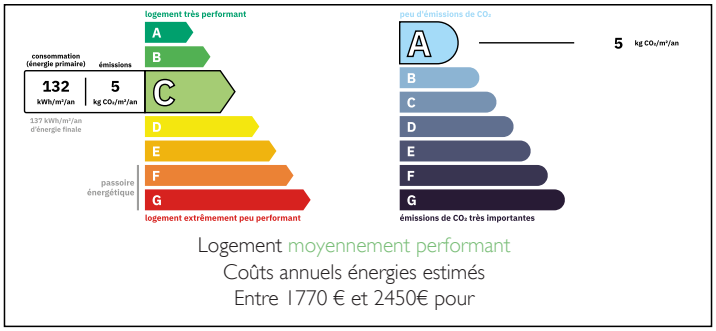








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1770 € et 2450€ pour

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	145 m2
Outside Space:	20 m2

IN BRIEF

Avenue Foch — in the immediate vicinity of Boulevard Dubouchage

Its three exposures provide exceptional light and constant sunshine. Located on a high floor, this property benefits from a rare tranquility in the city, nestled in a verdant setting.

Completely renovated with high-quality materials, the apartment impresses with its understated refinement, meticulous finishes, and timeless elegance. The generous proportions and beautiful living spaces evoke the charm of period buildings.

Secure parking within the residence — an increasingly sought-after feature in this area — as well as two cellars, including a large one offering ideal storage space, complete this exceptional property.

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.

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LOCAL TAXES

Taxe foncière: **3265 EUR**

NOTES

DESCRIPTION

In a prestigious residence nestled within a sumptuous landscaped garden featuring fountains, pines, and palm trees, discover this remarkable 5-room family apartment spanning 145 sq m, extended by 20 sq m of outdoor space opening onto the residence's private park.

The apartment boasts a 48 sq m reception room opening onto a vast terrace, a true extension of the living space, offering a rare and desirable feature in the city center. It also includes four bedrooms, one of which is an elegant master suite, three bathrooms, a laundry room, and ample built-in storage.

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