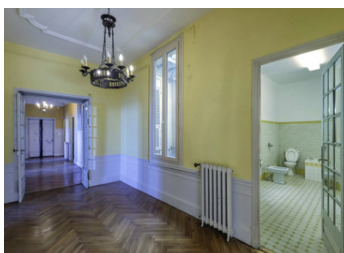


NICE old town/Promenade. Apartment 3rd floor of 4. 249m . 7 rooms, 3 bedrooms, 1 bathroom



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	1
Floor:	249 m2
Plot Size:	0 m2



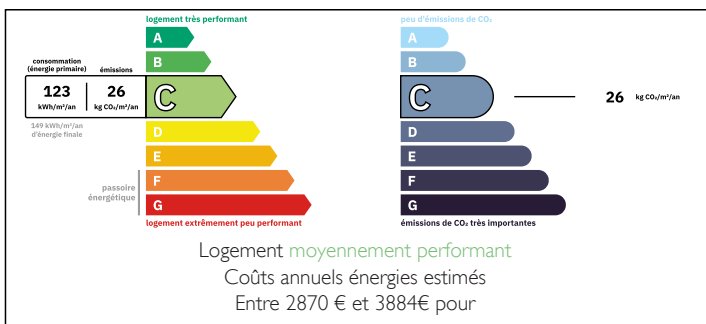
IN BRIEF

Cours Saleya, magnificent 7-room apartment with sea view

On the famous square, just steps from the Promenade des Anglais and the sea, in a beautiful building with an elevator, on a high floor, this sumptuous 7-room apartment offers 249 sq m of living space (265 sq m of total floor area).

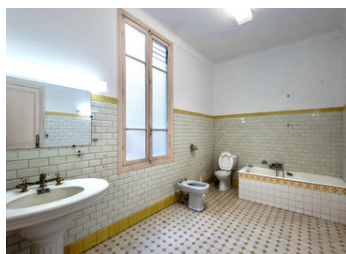
High ceilings with moldings, original parquet flooring, period glass doors, and a fireplace. This apartment is unique both for its location and panoramic sea views from its eight windows, as well as for its character and period charm. An exceptional property.

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

Comprising a spacious entrance hall leading to a double living-dining room, four bedrooms, a separate kitchen with balcony, an office, a cloakroom and a large bathroom.

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

LOCAL TAXES

Taxe foncière: 4000 EUR

NOTES