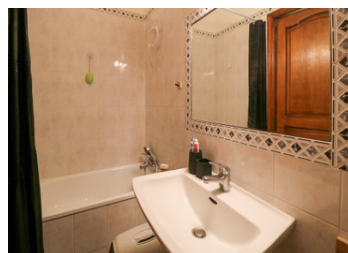
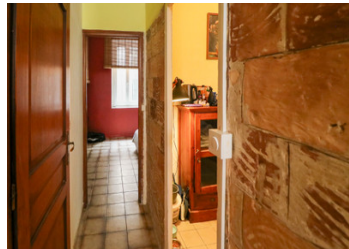
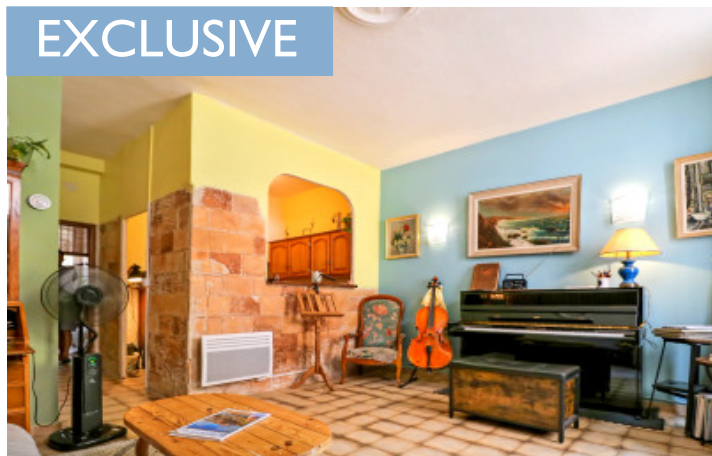


Very cosy 1-bed ground-floor apartment in a convenient central location of Nîmes.

EXCLUSIVE



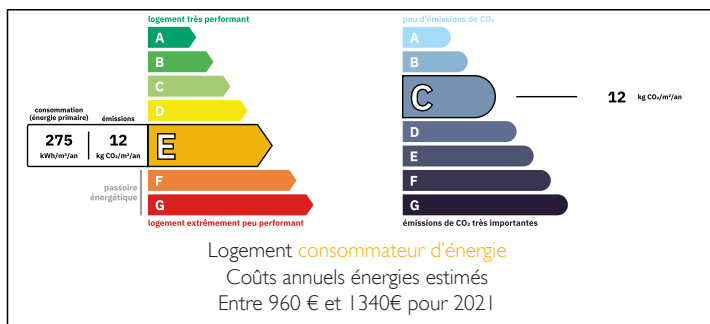
INFORMATION

Town:	Nîmes
Department:	Gard
Bed:	1
Bath:	1
Floor:	41 m2
Plot Size:	0 m2

IN BRIEF

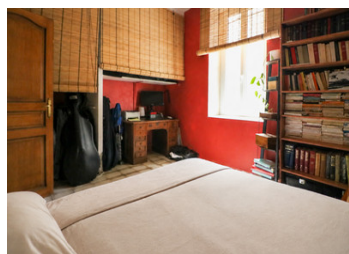
Richard Singer of Leggett Immobilier is delighted to present this charming, ready-to-move-in one-bedroom apartment in a small co-ownership in central Nîmes. Ideally located just 500 metres from the famous Roman Arena, it is within easy walking distance of shops, cafés, restaurants, public transport and the city centre. Ideal for permanent use, a city base or rental investment.

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

Set on the ground floor and accessed directly from a quiet street, this appealing 41 m² apartment offers a practical layout and a warm, comfortable atmosphere.

The accommodation comprises:

- Bright living room of approximately 19 m²
- Kitchen of approximately 5.7 m², opening through an arch from the living room
- Spacious bedroom of approximately 13.6 m² with air-condition and window overlooking the quiet courtyard
- Compact bathroom with bath and WC

In the communal courtyard is space for a small table, ideal for a morning coffee or reading, there is also a small cellar beneath the courtyard steps, offering useful storage and potential space for bike.

Additional features:

- Recently replaced double-glazed windows
- Recently replaced entrance door
- Air-conditioning installed in the bedroom
- Small, well-maintained co-ownership
- No major work required

Nîmes is a vibrant southern French city, renowned for its outstanding Roman heritage, including the Arena, Maison Carrée, Jardins de la Fontaine and Tour Magne, as well as its lively cultural programme. Around a 15-minute walk from Nîmes Centre train station, the apartment is well placed for enjoying the city and travelling further afield towards Montpellier, Avignon and the Mediterranean coast.

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

NOTES