LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46974ATB06 Price: 220 000 EUR

agency fees to be paid by the seller

Dual aspect 1 bedroom apt (44 m) on the 1st floor of 4, no lift. 1 bed, shower room with WC & closet. Cellar.



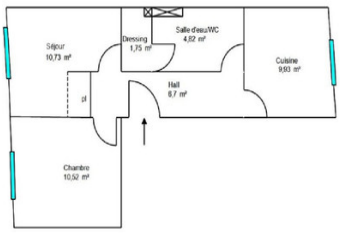












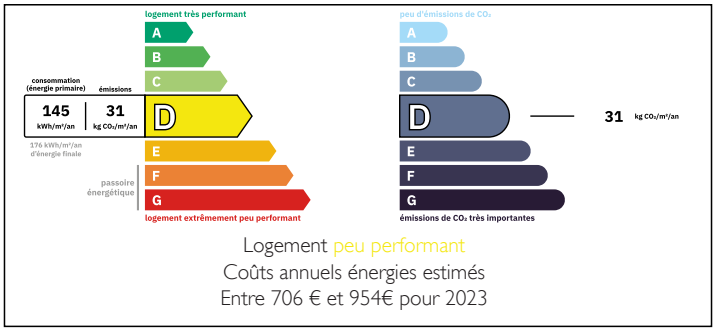
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	44 m2
Plot Size:	0 m2

IN BRIEF

Well-ventilated, dual-aspect apartment on the first floor of a building dating from 1900.
Located at a one-minute walk from Avenue de Californie and its shops, and a three-minute walk from tram line 2, the Promenade des Anglais, and the beaches.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 706 € et 954€ pour 2023

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.

Total : 44,45 m²

(Quarante-quatre mètres carrés quarante-cinq)

Commentaires : Néant

B DETAIL DES SURFACES PAR LOCAL

Pièce ou Local	Etage	Surface Loi Carrez
Hall	1er	6,70 m²
Chambre	1er	10,52 m²
Séjour	1er	10,73 m²
Salle d'eau/WC	1er	4,82 m²
Dressing	1er	1,75 m²
Cuisine	1er	9,93 m²
Total		**44,45 m²**

JUSTIFICATION DES SURFACES DEDUITES

Pièce ou Local	Etage	Surface Hors Carrez	Justification
Chambre	1er	0,28 m²	Embrasures de fenêtre
Séjour	1er	0,28 m²	Embrasures de fenêtre
Cuisine	1er	0,35 m²	Embrasures de fenêtre
Total		**0,91 m²**	

Annexes & Dépendances	Etage	Surface Hors Carrez
Cave	1er SS	7,82 m²
Total		**7,82 m²**

DESCRIPTION

The entrance opens onto the hallway. To the right are the shower room (with toilet and walk-in closet) and the fully equipped kitchen at the far end of the hall.
To the left, the hallway provides access to the living room and the bedroom.
Separate shower room and equipped kitchen. Walk-in closet, cellar.

Co-owned building of 10 units
Provisional annual charges: 820€

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

LOCAL TAXES

Taxe foncière: **765 EUR**

NOTES