LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47356ATB06 Price: 940 000 EUR

agency fees to be paid by the seller

Top floor 134 m , 4 room apt. + terrace 152 m . 2 beds, 2 baths, 2 toilets. Cellar. Double garage+ 60 000







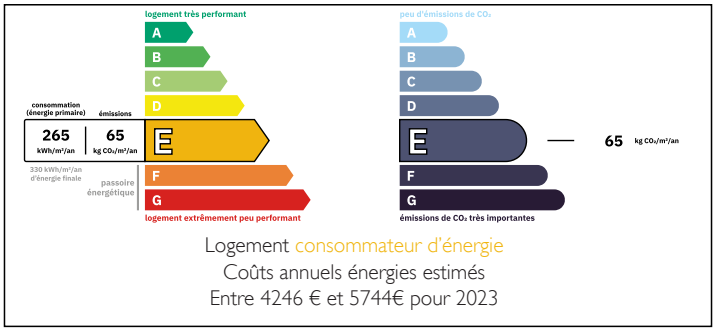








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4246 € et 5744€ pour 2023

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	134 m2
Outside Space:	152 m2

IN BRIEF

In the heart of Nice's highly sought-after Libération district, discover a rare find: a true "villa-style" apartment on the top floor, boasting exceptional proportions and remarkable potential.

With over 134 m² of living space, it features a unique layout where every room opens directly onto a spectacular terrace exceeding 150 m²—a true extension of the living area.

Thanks to its triple aspect (East, South, and West), the apartment enjoys exceptional natural light throughout the day.

Modernization work is required to unlock the property's full potential and create a home that reflects your personal style.

Key highlights:

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.
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DESCRIPTION

The living room, study, and bedrooms have retained their magnificent original parquet flooring, adding charm and elegance to the property.

The apartment is sold with a cellar.

A double enclosed garage of approximately 35 m²—a rarity in the area—is available as an option.

A unique property for buyers seeking an exceptional home in the heart of Nice.

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

LOCAL TAXES

Taxe foncière: **4385 EUR**

NOTES

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