LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47813ATB06 Price: 1 155 000 EUR

agency fees to be paid by the seller

"Carré d'Or" apartment, 4 rooms, 136 m . 4th floor of 6. 3 bedrooms, 3 bathrooms, 3 toilets. Cellar.















INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	136 m2
Plot Size:	0 m2

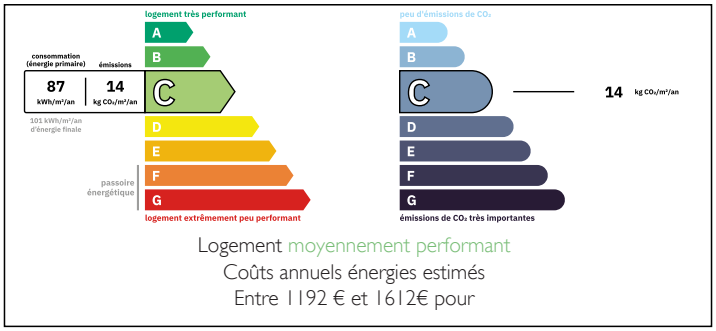
IN BRIEF

499

Ideally located in the heart of Nice's highly sought-after Carré d'Or district—on an upper floor of one of the city's finest bourgeois buildings—this magnificent, fully renovated 136 m² apartment boasts an exceptional location just steps from the Promenade des Anglais and the beaches, directly facing the famous Hotel Negresco.

Shops, restaurants, public transport, and all amenities are within walking distance. A basement storage unit completes this exceptional property.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1192 € et 1612€ pour

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

400

The apartment features a spacious, light-filled living area with a contemporary open-plan kitchen complete with a central island. It offers three lovely bedrooms, including an elegant master suite with a private bathroom. The two additional quiet bedrooms each have their own en-suite shower room. A laundry room and a storage area complete the property's amenities.

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

LOCAL TAXES

Taxe foncière:	**2795 EUR**

NOTES

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