LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48348ATB06 Price: 870 000 EUR

agency fees to be paid by the seller

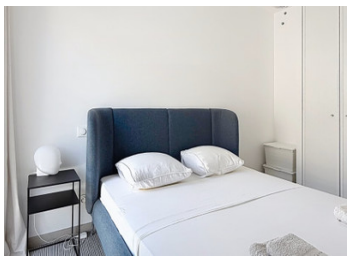
4-room apartment, 83m , terrace 21m , 3 bedrooms, 1 shower room, underground parking. Swimming pool and gym.















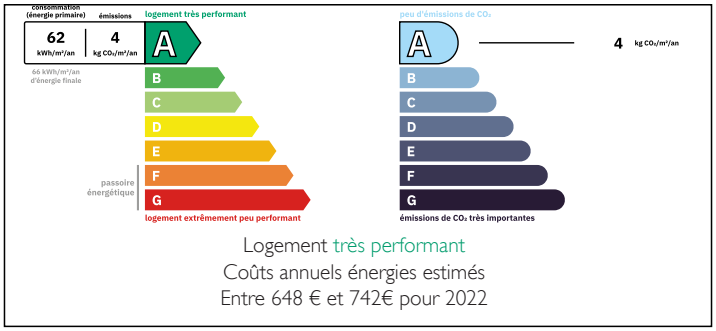
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	83 m2
Outside Space:	21 m2

IN BRIEF

A pleasant, bright apartment with a sea view.
A key highlight is the inclusion of a swimming pool and a gym within the residence.
The ten-year structural guarantee remains in effect.
Low energy consumption - A rating.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 648 € et 742€ pour 2022

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.

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DESCRIPTION

From the entrance there are three bedrooms on the right with the bathromm at the end of the corridor. On the left there is the large living room with fully equipped open kitchen giving on the large terrace with sea view.

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

LOCAL TAXES

Taxe foncière: **2126 EUR**

NOTES