LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48792ATB06 Price: 1 160 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 104 762 EUR without fees)

Renovated 3-room apartment, 84m , 5th floor of 6. 2 bedrooms, 2 shower rooms, cellar.















INFORMATION

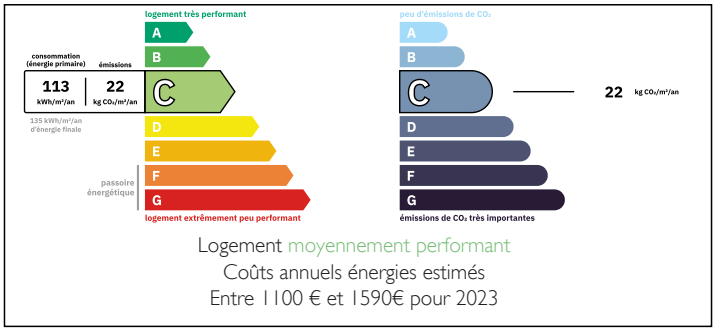
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	84 m2
Outside Space:	3 m2

IN BRIEF

Located in the heart of the "Carré d'Or," at the gateway to the Old Town, discover this superb, exceptional apartment, situated on the second-to-top floor of an elegant Art Deco building.

Featuring meticulous renovation and high-quality amenities and fixtures, this is a rare property, ideally located in the heart of Nice.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1100 € et 1590€ 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.

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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LOCAL TAXES

Taxe foncière: **1550 EUR**

NOTES

DESCRIPTION

Spanning 85 m², this property enjoys a north-south orientation and is bathed in natural light; it is in perfect condition and fully air-conditioned. It offers remarkable views of Place Masséna, the hills of Nice, and a side view of the sea.

The apartment comprises a spacious living area with an open-plan kitchen, two bedrooms—each with its own en-suite shower room and toilet—as well as a guest WC. Several balconies enhance the living space, providing beautiful openings onto the exceptional surroundings.

A cellar in the basement is also included.

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

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