

New 3 bedroom flat on the top floor 86,28 m with 2 terraces of 46 m and private parking.



## INFORMATION

Town:	Nîmes
Department:	Gard
Bed:	3
Bath:	1
Floor:	86 m2
Outside Space:	46 m2



## IN BRIEF

A new project of 60 apartments (with studios to 3bed flats) in 3 levels, each with outside space and parking spot in the basement. Should be ready in second half of 2024. Discover a beautiful address in Nîmes-Ouest in a quiet area, in a residential and green environment near the Jean-Jaurès district. Featuring contemporary architecture, this new intimate residence offers a privileged living environment in the immediate distance of the historic heart of Nîmes.

## ENERGY - DPE



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.

## DESCRIPTION

This 3 bed apartment will consist of entry hall, 3 bedrooms (each with own terrace), living room with open plan kitchen opens onto a west facing terrasse of about 31 m<sup>2</sup> to enjoy the sunny days, bathroom with bath and 2 separate toilets.

A 20-minute walk from the arenas, 10 minutes walk from Avenue Jean Jaurès and 5 minutes from the Tram Bus T2 stop (Pompidou Nîmes) •Quiet residence, set back from Avenue Kennedy, adjoining a wooded area •Shops and schools 500m away •Residential environment , village spirit, airy, not very urban and close to the city center (10 minutes on foot).

Nîmes is a dynamic city which is developing economically and modernizing.

Between the sea and the mountains, the city still attracts tourists thanks to its monuments, heritage, history and cultural events (Arenas of Nîmes, the Maison Carrée, the Tour Magne, the Aqueduct of Nîmes, the Cathedral of Notre Dame and Saint Castor, Sainte Eugénie chapel, Museum of Fine Arts etc.).

Nîmes, a city where life is good, 372 hectares of green spaces (historic gardens of La Fontaine, sports area of La Bastide, garden of the Oratory, etc.) and 1,000 hectares of forest. It has been elected "Floral City", "WHO Health City" (health and quality of urban life), as well as "Child Friendly City" (actions and projects in favor of children).

Nîmes is a city in the south of France, close to Montpellier (1h), Avignon (50min), but also Marseille (1h30), 3 hours from Paris by TGV, 20...

## NOTES