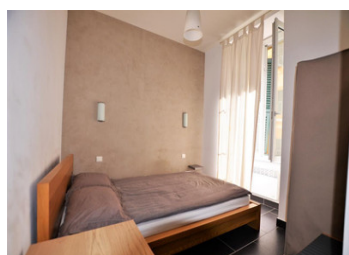
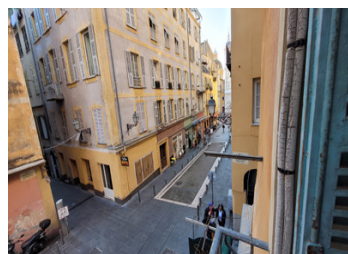


## 2 bedrooms apartment in exceptional location in Old Nice



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	41 m2
Outside Space:	2 m2

## IN BRIEF

\*\*\*OFFER ACCEPTED\*\*\* Old Nice - Near the famous Rossetti Square and its baroque cathedral, one of the liveliest squares in the city and all in color, from where the small pedestrian streets with their ice cream parlors, restaurants, bars and Provencal shops start. Only 5 minutes walk from Cours Saleya and the promenade des anglais. The perfect pied-à-terre pied-à-terre or student investment!! Located on the 1st floor of a small Nicois building, it is composed as follows: a living room with an open kitchen furnished and equipped, 2 bedrooms, one with balcony, a bathroom bath with toilet. For your comfort the apartment is air-conditioned, in very good condition. To visit without delay !!!

## 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.



## LOCAL TAXES

**Taxe foncière: 557 EUR**

## NOTES

## DESCRIPTION

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