

Unique modern loft of 99 m2 (int/ext) in the pessicart area



INFORMATION

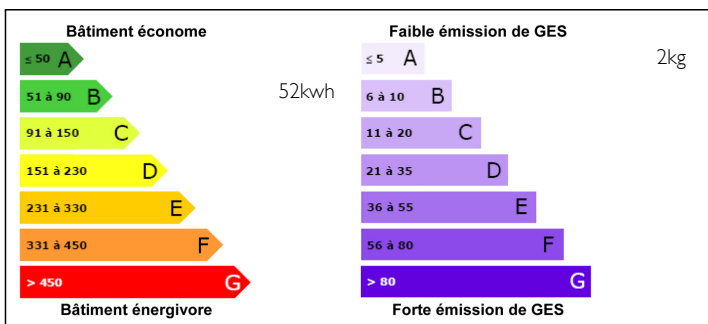
Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	58 m2
Outside Space:	35 m2



IN BRIEF

Come and discover this unique, modern loft, nestling at the top of a very recent (2019), intimate residence (18 lots), built in the foothills of the Pessicart area. With a resolutely contemporary, uncluttered feel, this loft offers you: -Optimised interior space of 64,50 m2 thanks to its circulation plan, -unprecedented volume thanks to its cathedral ceiling, -maximum light from the many large French windows, an ideal triple aspect, east-south-west, offering breathtaking views at 270° on the city, sea, hills and mountains and a spacious 35 m2 terrace that generously extends your interior space. Currently configured as a unique sleeping area, the floor plan has been cleverly designed from the outset to allow for the option of creating a second bedroom (birth, study, guest room) simply by adding a solid partition or workshop glass roof. It will appeal to aesthetes looking for an atypical, rare, future-proof property that meets all the criteria for a well-considered, reasoned choice.

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: **897 EUR**

NOTES

DESCRIPTION

Come and discover your unique, modern and future loft, nestling at the top of a very recent (2019), intimate residence (18 lots), built in the foothills of the Pessicart hill.

With a resolutely contemporary, uncluttered feel, this loft offers you:

A total living area of 64.50 m2

- Optimised interior space thanks to its circulation plan,

- unprecedented volume thanks to its cathedral ceiling,

- maximum light from the many large French windows,

an ideal triple aspect, east-south-west, offering breathtaking views at 270° on the city, sea, hills and mountains,

- and a spacious 35 m2 terrace that generously extends your interior space.

Currently configured as a unique sleeping area, the floor plan has been cleverly designed from the outset to allow for the option of creating a second bedroom (birth, study, guest room) simply by adding a solid partition or workshop glass roof.

This open space, which has no equivalent on the market, is on sale for € 529000.

It will appeal to aesthetes looking for an atypical, rare, future-proof property that meets all the criteria for a well-considered, reasoned choice.

Condominium :

New

18 lots

Proceedings in progress: none

Property tax 2022: €900

Minimum monthly charges: €200

Construction :

Compliant with the demanding RT 2012

Environmental standards (double glazing, reversible Inverter air conditioning with air-to-air heat pump, external insulation using environmentally friendly materials, etc.)

BBC-rated building

GHG A

ECD B