

4th floor 2 bedroom apartment, 69m , balcony 3m ,cellar. Possibility garage Completely renovated. New kitchen.



## INFORMATION

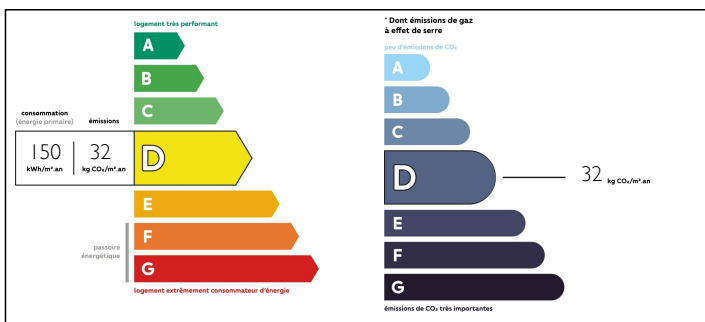
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	66.48 m2
Outside Space:	3 m2



## IN BRIEF

Open to the outside on two sides, so easy to air. Possibility to buy closed garage for €69 000. Cosy apartment that can be a family or holiday home. The seller is willing to leave the furniture (included in selling price) Ideally placed with all facilities and the Promenade des Anglais (beaches) within walking distance. For night owls, night clubs are also a few minutes walk from the apartment. Next to Tram line 2 giving easy access to airport and city centre (about 10 minutes each way).

## 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

The entrance opens onto a short corridor. On the left is a new kitchen and on the right a bedroom. The corridor leads to the living room off which is a second bedroom and a bathroom, and separate toilet.

Monthly charges bare 179 euros per month.

The apartment is situated on a quite street facing south. The sunny balcony facing south has an extendable blind to protect from the sun in summer and is ideal for quiet dining.

The partitions of the third bedroom were taken down to make a large living room. They can be easily put back.

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Co-owned building of 3 units

Provisional annual charges: 2484€

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

## LOCAL TAXES

**Taxe foncière: 1838 EUR**

## NOTES