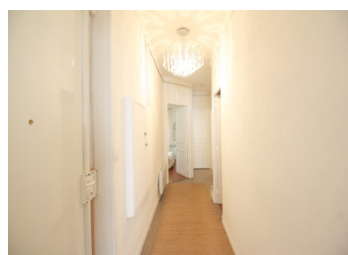


Beautiful 1/2 bedroom apartment of 70m for sale in the Musiciens district, Nice

EXCLUSIVE



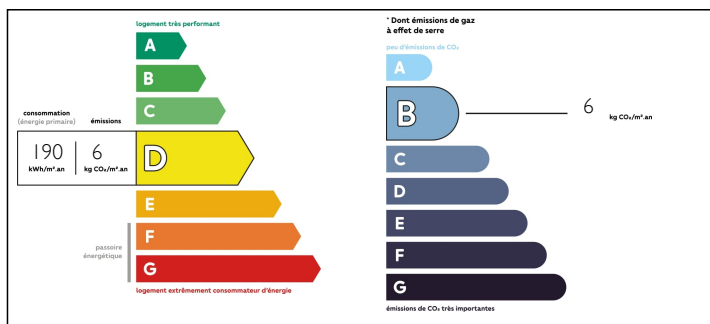
## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	70 m2
Outside Space:	2 m2

## IN BRIEF

Ideally located in the heart of Nice, in the popular Musiciens district, discover this beautiful 70 m<sup>2</sup> apartment, located on the 1st floor of a small character building dating from the early 19th century. The flat has been meticulously renovated to highlight its period features, such as its high ceilings and large French windows. The property comprises a double living room of 32 m<sup>2</sup> with a small balcony overlooking a quiet street, perfect for two for a coffee in the morning or a long summer evening! Opposite is a spacious bedroom, a large kitchen, a large storage room, a bathroom and a separate WC. Close to the shops and only 30 minutes from the airport by tram, it offers you the convenience of lively city life in a quiet location. A cellar is also available with this lot. The property can be converted into a 2 bedroom apartment if required. Individual electric heating Please note: monthly charges...

## 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

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The property can be converted into a 2 bedroom apartment if required.

Individual electric heating

Please note: monthly charges € 90/month.

Property tax € 901

## LOCAL TAXES

**Taxe foncière: 901 EUR**

## NOTES

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Co-owned building of 12 units

Provisional annual charges: 1110€

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