LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



2-3 ROOM APARTMENT, 70M², BALCONY AND 77M² GARDEN, SEA VIEW ON THE ELEVATED 1ST FLOOR, + 18M² GARAGE & CELLAR

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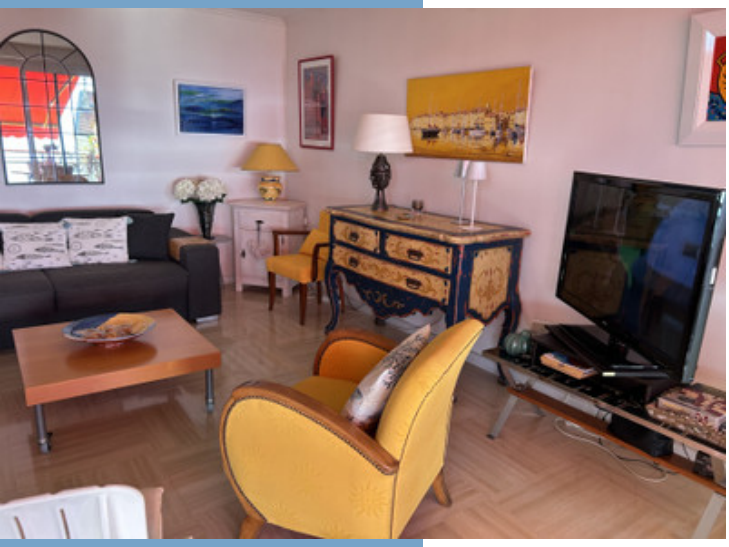




PROPERTY FACT FILE

REFERENCE	A31513ATB06
PRICE	€ 975,000 £ 0* *agency fees to be paid by the seller
BEDROOM	1
BATHROOM	1
ACCOMMODATION	66 m²
LAND	70 m²
TOWN	Nice
DEPARTMENT	
LOCATION	Coastal
TYPE	
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- A few minutes from the port and tram.
- A private garden of 77m² behind appartment.
- A few minutes walk from the beaches.
- Direct access by tram to the airport.
- Schools and shops a few minutes away.

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Apartment on the elevated 1st floor. Renovated in very good condition with living room of 24m² which opens onto the balcony with sea view.
The residence has a caretaker.
At the back: the kitchen and the bedroom with a small bedroom



DESCRIPTION

Ideal apartment for holidays or small family with pets.
Schools and shops are just a few minutes away either by car or on foot.
There is also the bus stop in front of the the entrance to the building.
The apartement has a full, modern kitchen included in the price.
Sellers are also willing to leave the furniture for the buyers if they so wish.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A31513ATB06

COMPLETE FILE AND PHOTO ON REQUEST

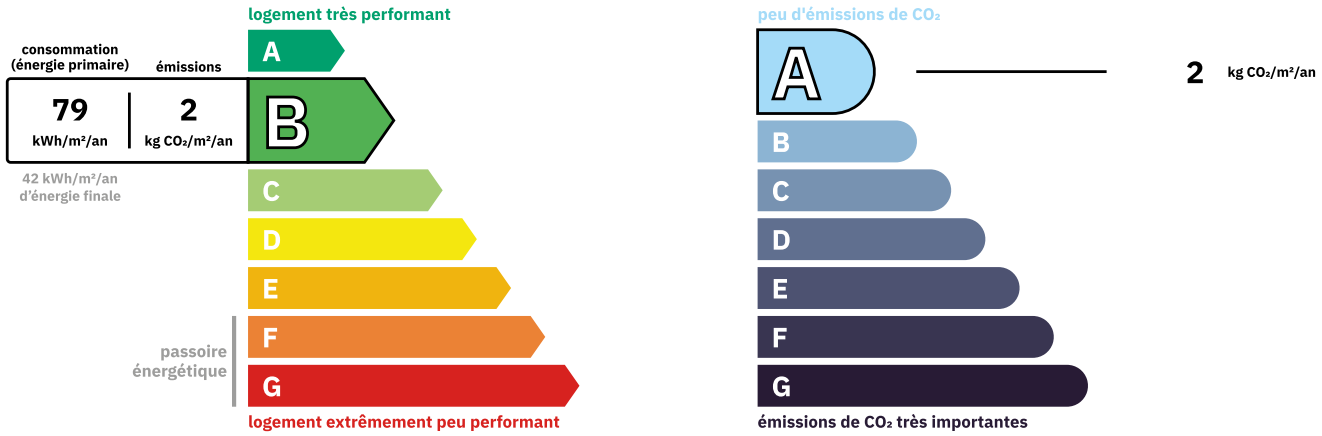
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ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 540 € and 800€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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