



## Apartment For Sale in Great Location



### Emlakçı Bilgisi

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Hizmet tipi:	Selling a Property
Specialties:	
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 559,801.98

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Provence-Alpes-Côte d'Azur
Şehir/İlçe:	Nice
Posta kodu:	06000
Yayınlandı:	02.09.2024

### Açıklama:

REDUCED in price - A great location in Nice - Carre d'Or Baquis / Victor Hugo large apartment of 78m2 living space on the 2nd floor of a secure luxury residence with elevator and caretaker consisting of a hall with cupboards, serving a bright living room with bay windows giving access to a 10m2 terrace not overlooked, a dining room also opening onto the terrace (which can be transformed into a second bedroom), a separate kitchen, with its pantry/loggia, a bathroom & WC, a second WC for guests. a bathroom, a bedroom, dressing room.

Marble flooring.

Electric shutters and blinds. A cellar.

In addition a double closed garage in the 3rd basement of the residence.

Air conditioner.

Digicode entrance.

Rare apartment with lots of potential to modernise.



The department of Alpes-Maritimes is the south-eastern most department of the Provence-Alpes / Cote-d'Azur region, in France.

There are approx. 163 towns and villages in the Alpes-Maritimes department with a few very famous ones of course, the capital is the renowned town of Nice. Situated along the Mediterranean Sea, next to the Italian border, surrounded with the Var and Alpes-de-Haute-Provence departments to the west, the department has many assets.

This part of France is famous all over the world for having amazing touristy treasures: a good climate, great coastline, the French Riviera or Cote d'Azur, a wonderful inland landscapes and beautiful people! Alpes Maritimes is one of the most renowned departments of France, amidst both French and foreign holidaymakers. The department benefits from 320 sunny days per year. It boasts a prestigious coast line as well as rugged landscapes.

The Alps and the Mediterranean Sea are less than one hour away by car. The area has everything you need on offer, tourism being essential to the area's income. The French Riviera is definitely the part of the department which attracts the most tourists. Towns such as Cannes, Antibes, Juan-les-Pins or Saint-Jean-Cap-Ferrat are highly visited by both holidaymakers and showbiz celebrities.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Genel Bilgiler**

Yatak odası:	2
Banyo:	1



IMLIX

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<https://www.imlix.com/tr/>

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### Building details

Building Amenities:

Elevator

### Lease terms

Date Available:

### Contact information

IMLIX ID:

IX6.052.563

