

# B

## LUXURY BY BLUE

INTERNATIONAL REALTY

Large 2-bedroom apartment with garden in the heart of Cimiez



Nice - 735 000 €

Ref. 7284905

Situated in the heart of the highly sought-after Cimiez district, in a luxury, secure residence, this large, south-facing 2-bedroom apartment boasts a large terrace-garden that is 2 storeys above a very quiet alleyway.

The living area features a large 13 m<sup>2</sup> entrance hall opening onto a 38 m<sup>2</sup> living room opening onto a 45 m<sup>2</sup> garden terrace. As soon as the weather is fine, you'll have almost 100 m<sup>2</sup> of ground-level living space for entertaining or simply enjoying the mild climate of the region!

The sleeping area, well separated from the living space, comprises a corridor leading to 2 large en suite bedrooms of around 15 m<sup>2</sup>. One has a bathroom, the second a shower room. A large, very sound cellar completes this property.

Bus stop in front of the residence, shops, pharmacy, schools and health centre in the immediate vicinity.

Living area : 98 m<sup>2</sup>

Bedrooms : 2

Exposition : South

Rooms : 3



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✓Cave

✓Terrace

Property tax : 1 929 €

Fees payable by vendor

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