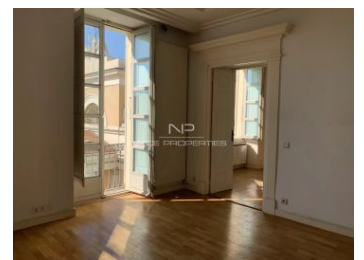


APARTMENT - 7 PIÈCE(S) - 240 M<sup>2</sup>

1 590 000 €



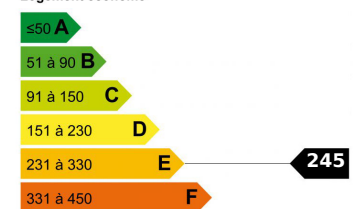
<b>Surface :</b>	240 M <sup>2</sup>
<b>Style immeuble :</b>	Bourgeois
<b>Etat :</b>	Requires renovation
<b>Pièces(s) :</b>	7
<b>Chambre(s) :</b>	6
<b>Bains/Douches :</b>	2
<b>Toilette(s) :</b>	NC
<b>Surface séjour :</b>	37 M <sup>2</sup>
<b>Balcon(s) :</b>	3.6 M <sup>2</sup>
<b>Terrasse(s) :</b>	1 M <sup>2</sup>

<b>Etage :</b>	Top floor
<b>Exposition :</b>	West
<b>Vue :</b>	Panoramic
<b>Chauffage :</b>	Radiator
<b>Eau chaude :</b>	Individual
<b>Parking(s) :</b>	NC
<b>Garage(s) :</b>	NC
<b>Cave :</b>	1
<b>Taxe foncière :</b>	3 951,00 €
<b>Charges :</b>	NC

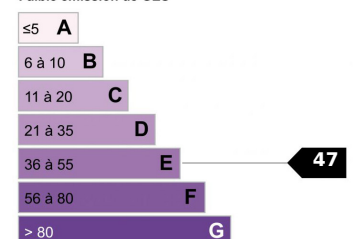
NICE CENTER : Rue Tondutti, at walking distance to the gardens of the Coulee Verte and the Sea and the tramway, on the top floor with lift of one of the most beautiful Bourgeois palaces of the city, discover this 240sqm apartment with 7 rooms. Facing west, north and east, this corner apartment has high ceilings and it comprises of an entry way, double living room with fireplace, west facing balconies, an independent kitchen with a east facing terrace, six bedrooms, four bathrooms. You will be delighted by its volumes, beautiful views of the gardens and of Old Nice and its location that allows you to walk to the city center and to the beach in 5 minutes. 2 cellars of 20sqm each. Two units linked and professional use possible. Agency fees of 5% at the charge of the seller.

**PRESTATIONS :** Lift, Intercom, Fireplace, Double glazing, Security door, Air-conditioning

## Logement économe



## Faible émission de GES



## Forte émission de GES