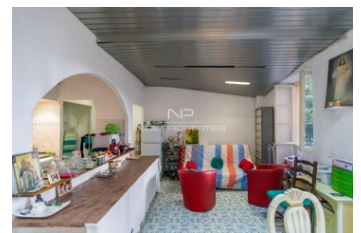


APARTMENT - 3 PIÈCE(S) - 79.71 M²

498 750 €

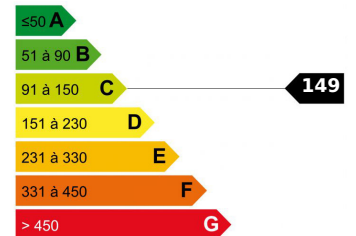


DESCRIPTIF DETAILLE

Ref : PHA-10599

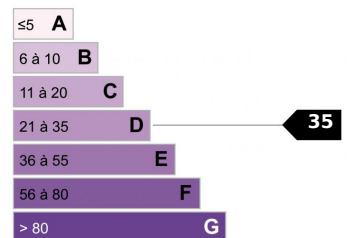
Surface :	79.71 M ²	Etage :	Garden level
Style immeuble :	Récent	Exposition :	East, West
Etat :	Requires renovation	Vue :	Unobstructed
Pièces(s) :	3	Chauffage :	Radiator
Chambre(s) :	2	Eau chaude :	Individual
Bains/Douches :	1	Parking(s) :	NC
Toilette(s) :	NC	Garage(s) :	NC
Surface séjour :	NC	Cave :	1
Balcon(s) :	NC	Taxe foncière :	1 085,00 €
Terrasse(s) :	1 M ²	Charges :	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE CENTER / CARRE D'OR : Sole agent. Rare, close to all amenities, in the heart of the Carré d'Or, 400 meters from the sea and the Négresco hotel, less than 100 meters from the Alsace Lorraine garden and the tramway, in a beautiful bourgeois building recently renovated with local bicycles and video monitoring. Atypical 3-room apartment in a quiet area, facing East/West, of nearly 80sqm, located on the ground floor and benefits from an enclosed garden of nearly 40sqm with garden shed and independent access.

The entrance serves a living room with kitchen overlooking the garden, 2 beautiful bedrooms (19sqm and 13sqm) and 2 shower rooms with toilets. A cellar completes this property. 3m17 high under ceiling, individual gas heating. Huge potential to make a superb villa apartment in the golden square.

Short term renting prohibited. Authorized liberal profession. Possibility of taking over a rental lease for parking in the basement in a secure residence, near Masséna car park (150€/month). Agency fees 6% included at the seller's expense.

PRESTATIONS : Double glazing, PVC window, Internet, Lift, Optical fiber, Digicode, Intercom, Video security