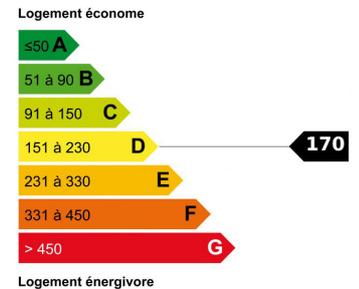


APARTMENT - 3 PIÈCE(S) - 87.62 M<sup>2</sup>

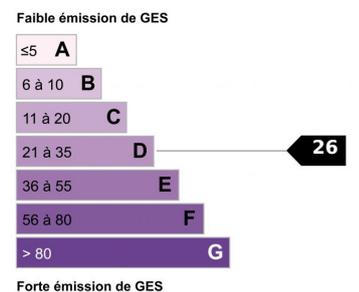
730 000 €



DESCRIPTIF DETAILLE

Ref : MF-10825

<b>Surface :</b>	87.62 M <sup>2</sup>	<b>Etage :</b>	4th
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	South
<b>Etat :</b>	Good condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	29.54 M <sup>2</sup>	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	1 615,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC



NICE CENTER / DUBOUCHAGE : The apartment that we offer for sale is located on the 4th floor of a very good standing building with caretaker, close to the shops, the Tramway and the Nice Etoile shopping center. In good general condition but requiring renovation works in the bathroom and the kitchen, it offers beautiful volumes, a ceiling height of nearly 3 meters, and lots of light thanks to its large bay windows. The generous entrance with its two cupboards serves the living room, the kitchen, a bedroom, a bathroom and the guest WC. From the living room, you can join the second large bedroom, with a small shower room. All rooms give access to a large balcony terrace of more than 18sqm, facing south. Marble, solid parquet floors, double glazing and electric shutters. Cellar, and possibility of acquiring a parking space in the immediate vicinity. Agency fees of 5% included at the expense of the seller.

**PRESTATIONS :** Air-conditioning, Double glazing, Electric shutters, Outdoor lighting, Fire alarm system, Lift, Digicode, Caretaker, Intercom, Security door