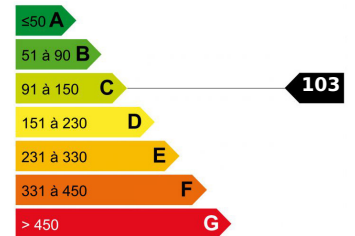


OFFICE - 6 PIÈCE(S) - 154 M<sup>2</sup>

1 120 000 €

Logement économe



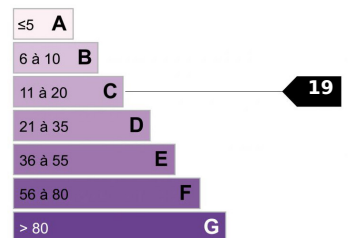
Logement énergivore

## DESCRIPTIF DETAILLE

Ref : LB-10820B

<b>Surface :</b>	154 M <sup>2</sup>	<b>Surface séjour :</b>	38 M <sup>2</sup>
<b>Terrain :</b>	NC	<b>Terrasse(s) :</b>	NC
<b>Style :</b>	Bourgeois	<b>Exposition :</b>	North, West, South
<b>Niveaux :</b>	2nd	<b>Vue :</b>	Sky, Street, Square
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Radiator
<b>Etat :</b>	Good condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	6	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	4	<b>Garage(s) :</b>	NC
<b>Bain/Douche :</b>	1	<b>Cave :</b>	1
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	2 200,00 €

Faible émission de GES



Forte émission de GES

NICE CENTER / MUSICIANS : Sole agent. Close to the sea and 300 meters from the Alsace Lorraine tram station (allowing you to get to the airport in a few minutes), sublime 6room corner apartment of 154sqm, facing South/West/North, on the second floor of a magnificent bourgeois building with lift.

Currently configured as a dental office, this very bright apartment will seduce you with its generous volumes and its charme of the period, 3,20m high ceiling, original parquet flooring and marble fireplaces. Large entrance serving each room, 6 main rooms with balconies, kitchen opening onto a balcony with a shower, a toilet and a room to be transformed into a dining room, bathroom. Several arrangements are possible thanks to the multitude of existing rooms and their volumes. Double glazing, air conditioning and plenty of storage. Agency fees of 5% included at the expense of the seller.

**PRESTATIONS :** Air-conditioning, Fireplace, Double glazing, Internet, Lift, Optical fiber, Intercom