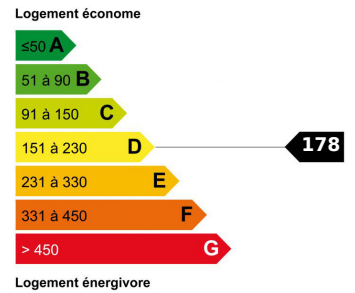


APARTMENT - 1 PIÈCE(S) - 35 M<sup>2</sup>

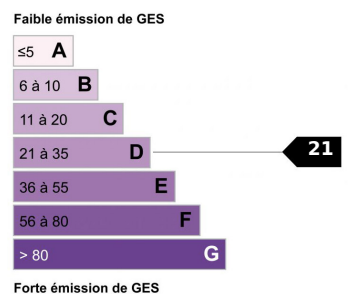
490 000 €



DESCRIPTIF DETAILLE

Ref : PHA-10846

<b>Surface :</b>	35 M <sup>2</sup>	<b>Etage :</b>	1st
<b>Style immeuble :</b>	Contemporain épuré	<b>Exposition :</b>	South
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	1	<b>Chauffage :</b>	Underfloor
<b>Chambre(s) :</b>	1	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	NC	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	824,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC



NICE PROMENADE DES ANGLAIS: Exclusive and rare. Facing the sea, The Versailles, luxury residence with beautiful secure entrance and small garden, is located on the 1st part of the Promenade des Anglais at N° 67, 2 steps from line 2 of the Tramway "Centre Universitaire Méditerranéen" which links directly to the airport and the centre of Nice.

South facing, on the 1st floor facing the sea with green screen which hides the road, spacious, wide and beautiful volumes for this jewel studio type plus sleeping area of almost 35 sqm with 3m05 of height under ceiling. As if it was new, smart and casual with chic and elegant amenities. Divinely well redesigned with space optimization: entrance with dressing area, beautiful bathroom complete with toilet, vanity, wardrobe, storage, walk-in shower, laundry area and living room with 2 windows opening onto the terrace and the sea

This one offers a wall-mounted kitchen equipped with good worktop, a living area with its leather sofa and hidden on the left a sleeping area with wardrobe and folding bridge bed of 2m X 160cm which according to your desires turns into a dining area or office.

The 8 sqm deep terrace with blue and green can accommodate a table or 2 beach chairs.

Bike room, healthy dry and airy cellar to finish.

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : [promenade@nice-properties.fr](mailto:promenade@nice-properties.fr)

Sold completely furnished ready for use.

Ideal pied à terre. Agency fees 5% included seller charge. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

**PRESTATIONS :** Air-conditioning, Internet, Electric awnings, Electric shutters, Lift, Optical fiber, Alarm system, Digicode, Intercom, Aluminum window, Double glazing