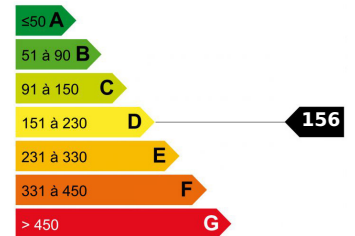


APARTMENT - 2 PIÈCE(S) - 52.7 M<sup>2</sup>

510 000 €

Logement économe



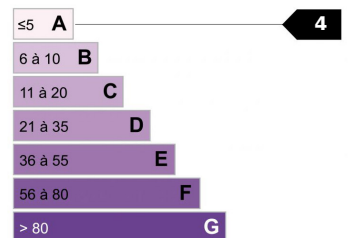
Logement énergivore

## DESCRIPTIF DETAILLE

Ref : PHA-10934

<b>Surface :</b>	52.7 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>	Contemporain épuré	<b>Exposition :</b>	East, West
<b>Etat :</b>	New	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	2	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	1	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	NC	<b>Cave :</b>	1
<b>Balcon(s) :</b>	1 M <sup>2</sup>	<b>Taxe foncière :</b>	1 000,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

Faible émission de GES



Forte émission de GES

NICE CENTER / CARRE D'OR: Prime location in the heart of Carré d'Or, close to all amenities and shops on rue Alphonse Karr, just 500 meters from the sea, for this large air-conditioned 2-room apartment facing West-East of 55sqm with balcony and cellar.

On the top floor of a beautiful Bourgeois building from 1905 with elevator and maintained common areas, this gem has just been renovated.

An entrance with wardrobe and cupboards, the spacious day area of 27sqm with equipped corner kitchen, dining area and lounge area with 2 windows overlooking a quiet courtyard.

East side, opening onto a balcony, large en-suite bedroom of more than 14sqm offers an unobstructed view of the hills, with custom-made wardrobe (4 doors), and an bathroom with walk-in shower. Separate toilets with laundry area.

Agency fees included, payable by the seller.

**PRESTATIONS :** Air-conditioning, Double glazing, PVC window, Internet, Electric shutters, Lift, Optical fiber, Digicode, Intercom, Security door