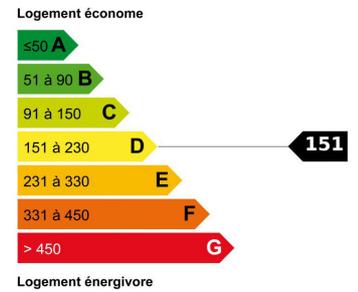


APARTMENT - 3 PIÈCE(S) - 71.53 M<sup>2</sup>

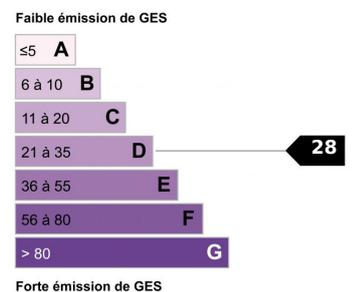
392 000 €



## DESCRIPTIF DETAILLE

Ref : PHA-10948

<b>Surface :</b>	71.53 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>	Récent	<b>Exposition :</b>	South
<b>Etat :</b>	Requires renovation	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Collective
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	1
<b>Surface séjour :</b>	21.12 M <sup>2</sup>	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	1 526,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC



NICE CIMIEZ / CAP DE CROIX: Sought after location in the residential area of Cimiez, in the area of good schools, close to the Rectorate and Clinique St Georges, with local shops, buses just a stone's throw away and easy access to major roads.

Set back from the road, on the top floor of a recent secure luxury residence with caretaker and beautiful wooded park, this 3-room apartment crossing South/North of 72 m<sup>2</sup> with 16 m<sup>2</sup> of terraces, offers a panoramic view and needs to be refreshed.

Blue and green without any opposite, garden and sea view up to Cap d'Antibes at the front with sun from morning to evening, and enchanting view of the hills and Mont Chauve at the back. The distribution is functional with plenty of storage space, living room opening onto a rectangular south-facing terrace with sea view, 1st bedroom also with sea view, 2nd bedroom and separate kitchen at the back opening onto a covered terrace with green views, bathroom and separate toilet.

In the basement, large garage to park an SUV and a motorcycle, and cellar.

Marble floors in perfect condition, electric shutters and awnings, double glazing and double windows, wall fabric, provide a new kitchen, a bathroom to modernize. Possibility of 2nd bathroom.

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Heating, cold and hot water included in charges, DPE C and C and 45 main lots.

Agency fees 4.5% included, payable by the seller. Information on the risks to which this property is exposed is available on the Géorisks website: [georisks.gouv.fr](http://georisks.gouv.fr)

**PRESTATIONS :** Aluminum window, Sliding windows, Internet, Electric awnings, Electric shutters, Outdoor lighting, Condominium garden, Lift, Optical fiber, Caretaker, Digicode, Electric gate, Security door, Double glazing