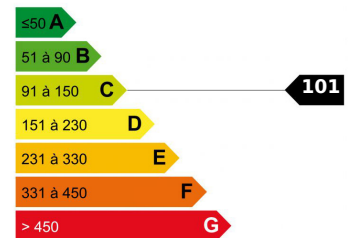


APARTMENT - 6 PIÈCE(S) - 184.45 M²

1 490 000 €

Logement économe



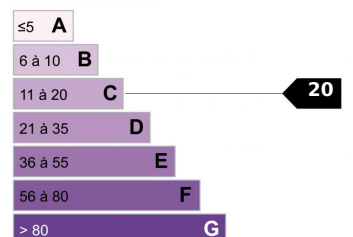
Logement énergivore

DESCRIPTIF DETAILLE

Ref : PHA-10748a

Surface :	184.45 M²	Etage :	Top floor
Style immeuble :	appartement d'architecte	Exposition :	South, South-east, South-west
Etat :	Good condition	Vue :	Unobstructed
Pièces(s) :	6	Chauffage :	Radiator
Chambre(s) :	4	Eau chaude :	Individual
Bains/Douches :	2	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	NC
Surface séjour :	30.77 M²	Cave :	NC
Balcon(s) :	NC	Taxe foncière :	1 732,00 €
Terrasse(s) :	1 M²	Charges :	NC

Faible émission de GES



Forte émission de GES

---> AN OFFER HAS JUST BEEN ACCEPTED---NICE CENTRE / CARRE D'OR : Rare, prime location at 300 meters from the sea and all amenities within walking distance, for this architect-designed apartment of 185sqm (171 sqm Carrez law) with terrace on the top floor of a beautiful Niçois building from 1890 with lift.

Surprisingly quiet, with open views not overlooked, this exceptional property benefits from extreme light from morning to evening with South, East and West exposures as well as natural lighting with numerous skylights and terrace.

The apartment offers: double living room, 4 beautiful bedrooms, independent equipped kitchen with laundry room, 2 bathrooms, guest toilet, storage room and plenty of storage. A unique property with character, beautiful volumes and high ceilings.

Currently occupied by 2 musicians, this artist's apartment has exceptional sound insulation with no inhabitant above. No electrical and gaz anomaly and no lead. Marble floors, air conditioning, double glazing, individual heating, low charges and a painless property tax!

Ideal for exploring on foot with tram at 300 meters and parking at 200 meters. Agency fees of 5% included at the expense of the seller.

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : promenade@nice-properties.fr

PRESTATIONS : Air-conditioning, Double glazing, Aluminum window, Sliding windows, Internet, Electric awnings, Simple flow ventilation, Outdoor lighting, Lift, Optical fiber, Intercom, Security door