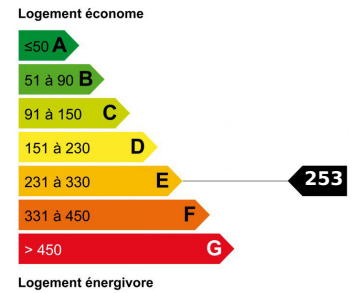


APARTMENT - 6 PIÈCE(S) - 101.78 M²

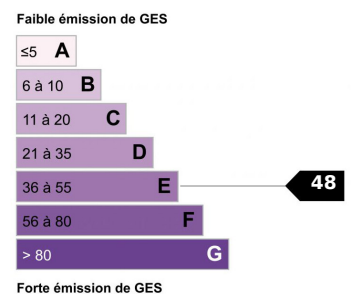
1 240 000 €



DESCRIPTIF DETAILLE

Ref : MF-10987

Surface :	101.78 M ²	Etage :	2nd
Style immeuble :	NIÇOIS	Exposition :	East, West, South
Etat :	Good condition	Vue :	Unobstructed
Pièces(s) :	6	Chauffage :	Convactor
Chambre(s) :	4	Eau chaude :	Individual
Bains/Douches :	2	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	NC
Surface séjour :	20.6 M ²	Cave :	NC
Balcon(s) :	4.5 M ²	Taxe foncière :	1 249,00 €
Terrasse(s) :	NC	Charges :	NC



NICE OLD TOWN : Located in a typical Niçois building opposite the Opera and 100 meters from the sea, in a shopping and pedestrian area, atypical 5/6 room apartment of 102 m² Carrez Law and 138 m² in total with the mezzanine rooms, made up of two independent lots. The first is a large two-room apartment of 53 m² with incredible charm, with a magnificent view of the Opera and a glimpse of the sea. The second is a 3/4 room apartment of 49 m² Carrez law (82 m² of living space), with a balcony and a very pretty view of the bell tower of the Saint-François de Paule Church. In very good condition, this apartment is ideal as a pied-à-terre or as a seasonal rental investment. Agency fees of 5% included at the expense of the seller.

PRESTATIONS : Double glazing, Digicode, Intercom