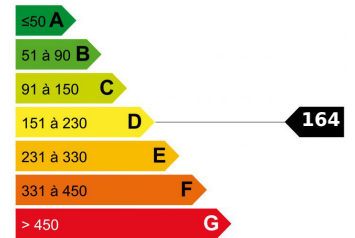


APARTMENT - 3 PIÈCE(S) - 99.39 M<sup>2</sup>

695 000 €

Logement économe



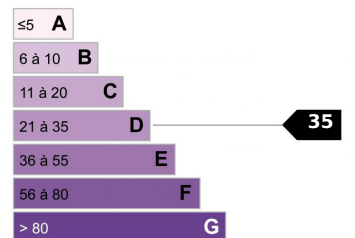
Logement énergivore

DESCRIPTIF DETAILLE

Ref : MF-10988

<b>Surface :</b>	99.39 M <sup>2</sup>	<b>Etage :</b>	5th
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	South-west
<b>Etat :</b>	Excellent condition	<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>	NC	<b>Cave :</b>	1
<b>Balcon(s) :</b>	2.9 M <sup>2</sup>	<b>Taxe foncière :</b>	2 327,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC

Faible émission de GES



Forte émission de GES

NICE WEST / FAC DE LETTRES : Located 10 minutes away from the Promenade des Anglais, the beaches and the shops, on the penultimate floor of a residence with landscaped park, magnificent 2-bedroom apartment of 100 m<sup>2</sup> redone by an interior designer with materials and high-end services. Very bright, it consists of a living / dining room opening onto the deep terrace offering a superb unobstructed view of the gardens of the condominium, the hills and the sea, a master bedroom with shower room also opening onto the terrace, a separate equipped kitchen, a second bedroom with shower room and east-facing balcony offering a view of the sea and hills, a beautiful entrance, separate toilets, laundry room, dressing room, cellar and large garage in the basement of the building. In perfect condition, with high ceilings, double glazing, electric blinds and roller shutters, armored door. Collective parking for the 2nd car. Agency fees included at the expense of the seller.

**PRESTATIONS :** Air-conditioning, Double glazing, Sliding windows, Internet, Electric awnings, Electric shutters, Outdoor lighting, Lift, Intercom, Electric gate, Security door, Optical fiber