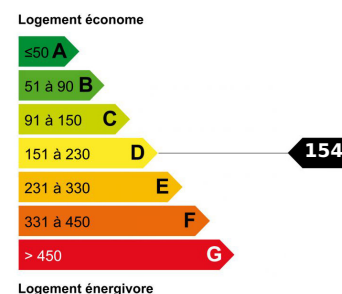


APARTMENT - 11 PIÈCE(S) - 316.44 M²

2 990 000 €



## DESCRIPTIF DETAILLE

Ref : MS-10990

<b>Surface :</b>	316.44 M²	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>	BOURGEOIS	<b>Exposition :</b>	South
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	11	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	6	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	4	<b>Parking(s) :</b>	1
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	1
<b>Surface séjour :</b>	NC	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	15.1 M²	<b>Taxe foncière :</b>	5 000,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

NICE CIMIEZ : Located in the best part of the sought-after Cimiez area, close to schools, shops and bus lines, on the top floor of a Belle Époque building from 1905 with gardens and parking spaces, we are proud to offer you a sumptuous apartment of 316 m² occupying the entire floor and benefiting from 4 exposures. Completely and luxuriously renovated with high-end materials, air-conditioned, it combines modern comfort with architectural elements from the beginning of the 20th century, such as the ceiling height of 3.75 meters, fireplaces, frescoes and moldings, solid parquet floors. The vast and magnificent entrance distributes almost all of the rooms: the reception room, the large kitchen and the dining room, the master bedroom en suite, the five other bedrooms and the office, finally the three shower rooms with WC. Bright, full of charm and with a delicate decoration, this apartment also benefits from a pantry, a laundry room, a parking lot and a garage. This is probably one of the most beautiful apartments in the area. Agency fees of 6% included at the expense of the seller.

**PRESTATIONS :** Air-conditioning, Double glazing, Condominium garden, Lift, Optical fiber, Alarm system, Intercom, Security door

