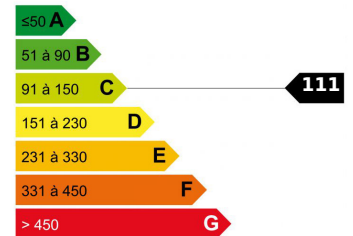


APARTMENT - 5 PIÈCE(S) - 157.07 M²

1 690 000 €

Logement économe



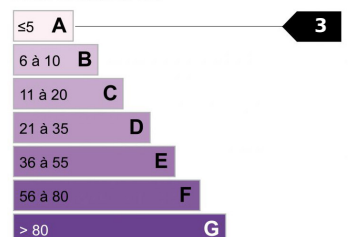
Logement énergivore

DESCRIPTIF DETAILLE

Ref : PHA-10997

Surface :	157.07 M²	Etage :	3rd
Style immeuble :	Contemporain rénové	Exposition :	South, South-west
Etat :	New	Vue :	Unobstructed
Pièces(s) :	5	Chauffage :	Air-conditioning
Chambre(s) :	4	Eau chaude :	Individual
Bains/Douches :	3	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	NC
Surface séjour :	48.93 M²	Cave :	NC
Balcon(s) :	8 M²	Taxe foncière :	2 145,00 €
Terrasse(s) :	NC	Charges :	NC

Faible émission de GES



Forte émission de GES

NICE CENTER / DUBOUCHAGE : 250 meters from Jean Medecin and its shops, on the good part of Boulevard Dubouchage, on the 3rd floor of a beautiful bourgeois building with small elevator, sublime 157sqm apartment facing South-West with balcony offering an unobstructed view of the Boulevard with its plane trees and small gardens.

This exceptional property has just been luxuriously renovated in a contemporary style.

As soon as you enter, you will be captivated by the generous volumes with 2.95 m high ceilings, the 50sqm living room with 3 large swing-and-turn French doors opening onto an 8 linear meter balcony, independent 11sqm high-end equipped kitchen with German appliances, reconstituted stone worktop and resin cupboards.

4 beautifully bedrooms (23sqm, 15.5sqm, 13sqm. and 13sqm) including 2 en suite with bathroom, additional bathroom and guest toilet.

Integrated reversible Air Zone air conditioning, solid parquet flooring treated with anti-stain Hungarian tip, numerous custom-made cupboards and wardrobes.

DPE C and A. Agency fees 4% charged to the seller.

PRESTATIONS : Air-conditioning, Double glazing, Lift, Digicode, Intercom, Security door,

Agence NP Promenade

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Aluminum window, Internet, Furnished, Window shade, Optical fiber