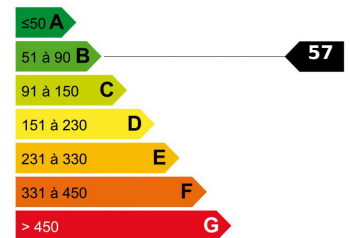


## APARTMENT - 4 PIÈCE(S) - 106 M²

869 000 €

Logement économe



Logement énergivore

## DESCRIPTIF DETAILLE

Ref : PHA-10998

<b>Surface :</b>	106 M²	<b>Etage :</b>	6th
<b>Style immeuble :</b>	Récent VINCI	<b>Exposition :</b>	South-west
<b>Etat :</b>	New	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	4	<b>Chauffage :</b>	Central
<b>Chambre(s) :</b>	3	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	NC	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	NC
<b>Terrasse(s) :</b>	1 M²	<b>Charges :</b>	NC

NICE CENTER / RIQUIER : At the bottom of Mont Boron, 120 meters from the Riquier SNCF station, with easy access to Monaco and major roads, close to all amenities.

On the penultimate floor of a residence delivered in 2023, 4 room apartment of 106sqm in excellent condition with 2 bathrooms and 2 toilets, South-West facing with all the rooms opening onto the exterior.

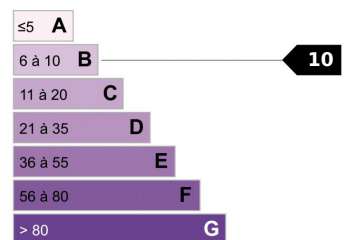
The entrance with double fitted wardrobe leads to the day area of 47sqm with beautiful fully equipped kitchen extends onto a deep sunny terrace that can accommodate a table and garden furniture.

A hallway with 2nd wardrobe leads to 3 bedrooms of 13sqm, 12sqm and 12sqm including one en suite.

Possibility to purchase in addition two parkings. Agency fees of 4,6 % included at the expense of the seller.

**PRESTATIONS :** Double glazing, PVC window, Internet, Electric shutters, Outdoor lighting, Disabled access, Lift, Optical fiber, Security door, Videophone, Electric gate

Faible émission de GES



Forte émission de GES