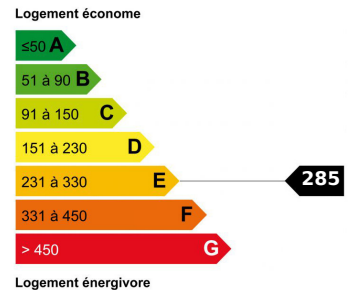


APARTMENT - 2 PIÈCE(S) - 55.58 M²

370 000 €



DESCRIPTIF DETAILLE

Ref : LB-11029

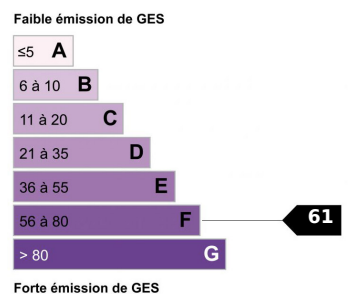
Surface :	55.58 M²	Etage :	1st
Style immeuble :		Exposition :	South
Etat :	New	Vue :	Panoramic
Pièces(s) :	2	Chauffage :	Radiator
Chambre(s) :	1	Eau chaude :	Collective
Bains/Douches :	1	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	NC
Surface séjour :	NC	Cave :	NC
Balcon(s) :	NC	Taxe foncière :	865,00 €
Terrasse(s) :	1 M²	Charges :	NC

NICE NORTH : In absolute calm, heights of Saint-Sylvestre, in a beautiful building, sublime 2 rooms of 56sqm, completely renovated and air-conditioned with high-end services. Terrace of 12.5sqm facing South offering a splendid sea view.

31sqm living room with fully equipped kitchen opening onto the terrace, a beautiful master bedroom with access to the terrace, dressing room and bathroom including shower and bathtub and double sink unit, as well as a separate toilet.

The apartment can be sold fully furnished. Solid parquet flooring, 6-point armored door, sliding double-glazed aluminum windows, inverter air conditioning, wall-hung toilet, electric roller shutters, video intercom...

A parking space with electrical connection as well as a large pantry/cellar of 24sqm complete this property. The pantry space is currently the subject of a request to be transformed into a residential studio. The future owner could benefit from an additional 24 sqm of living space and



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receive rental income.

Close to neighborhood amenities, public bus and tram transport as well as the motorway to Cannes and Monaco.

Agency fees 5% charged to the seller.

PRESTATIONS : Air-conditioning, Double glazing, Aluminum window, Sliding windows, Internet, Furnished, Electric awnings, Electric shutters, Lift, Optical fiber, Intercom, Security door, Videophone