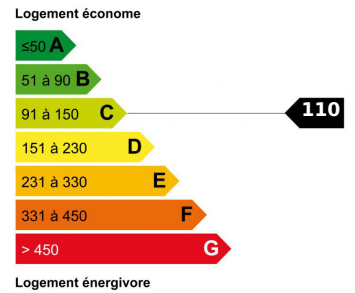


## APARTMENT - 3 PIÈCE(S) - 54.29 M²

495 000 €



### DESCRIPTIF DETAILLE

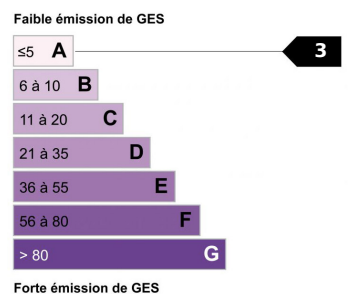
Ref : LB-11043

<b>Surface :</b>	54.29 M²	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>		<b>Exposition :</b>	South
<b>Etat :</b>	New	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	1	<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>	800,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

NICE CENTER / CARRÉ D'OR: On the top floor of a beautiful Art Deco building with elegant common areas, 5 minutes walk from the sea, sublime 3-room apartment of 54 m2 Carrez law and 60 m2 floor space. Charming and atypical, this apartment offers extreme natural light thanks to skylights and a view of the city rooftops and hills.

In total calm, it consists of an entrance, a south-facing living room with equipped American kitchen, two bedrooms each with their own bathroom, a separate toilet and storage space. All rooms are air-conditioned. This exceptional property has recently undergone a complete renovation and can be sold furnished. Double glazing, reversible air conditioning, electric blinds and low charges.

Close to all the shops and amenities of the city center, a stone's throw from the tram station and a few minutes from the Promenade des Anglais and the beaches.  
Ideal pied-à-terre or main residence.



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Agency fees 5% charged to the seller. Information on the risks to which this property is exposed is available on the Géorisks website: [georisks.gouv.fr](http://georisks.gouv.fr)

**PRESTATIONS :** Air-conditioning, Double glazing, Internet, Lift, Optical fiber, Electric awnings, Electric shutters