

APARTMENT - 3 PIÈCE(S) - 69.56 M<sup>2</sup>

480 000 €



## DESCRIPTIF DETAILLE

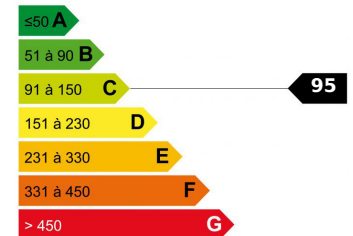
Ref : BS-11046

<b>Surface :</b>	69.56 M <sup>2</sup>	<b>Etage :</b>	Split-level
<b>Style immeuble :</b>	NIÇOIS	<b>Exposition :</b>	North-west
<b>Etat :</b>	Excellent condition	<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>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	35.87 M <sup>2</sup>	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	850,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

NICE OLD TOWN : Ideally located at the entrance of the old town and facing the Coulée verte gardens, a few minutes from shops and the sea, superb renovated and air-conditioned 2-bedroom apartment of 70 m<sup>2</sup>, on the first floor of a Niçois building. It consists of a beautiful and large living room, a new equipped kitchen, two bedrooms with cupboards, one of which has a private shower room, a second shower room with WC, finally a small laundry room. Ideal for seasonal rentals. Agency fees of 5% included, payable by the seller.

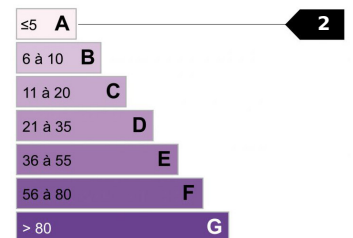
**PRESTATIONS :** Air-conditioning, Double glazing, Intercom

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES