

APARTMENT - 4 PIÈCE(S) - 93.06 M<sup>2</sup>

1 550 000 €

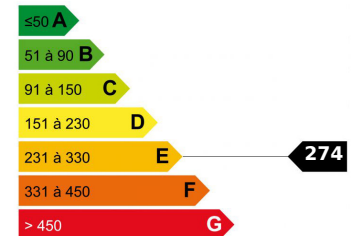


## DESCRIPTIF DETAILLE

Ref : LM-11067

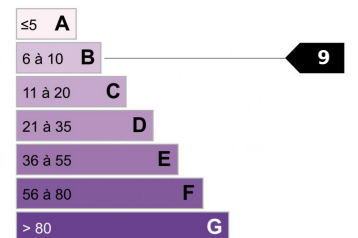
<b>Surface :</b>	93.06 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>		<b>Exposition :</b>	North, West, South
<b>Etat :</b>	Good condition	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	4	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	3	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	30.21 M <sup>2</sup>	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	1 630,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE PLACE MASSENA : On the top floor of an emblematic building of Nice, overlooking the Place Masséna and the gardens of the Coulée Verte, sublime 4 room corner apartment of 93sqm with two open air terraces of 30sqm each facing South-East and North-West, and offering magical views of the city and permanent sunshine.

This exceptional apartment with the charm of the old consists of a West-facing dining-room in the dome with high ceilings and a beautiful view of the Place Masséna fountain. The entrance leads to the living room which gives access to the 2 terraces, the equipped kitchen, 3 bedrooms with cupboards, a large shower room with toilet and a guest toilet.

All rooms in the apartment have access to terraces.

Extremely bright and comfortable, it constitutes a unique place due to its charm and its strategic location at two steps walking from the sea and the old town.

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Agency fees of 5% included at the expense of the seller.

**PRESTATIONS** : Internet, Lift, Optical fiber, Intercom