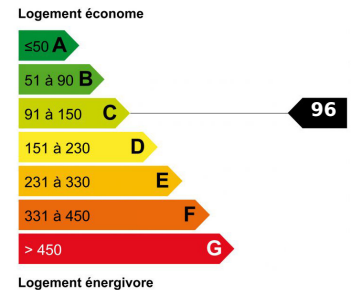


APARTMENT - 4 PIÈCE(S) - 121.77 M<sup>2</sup>

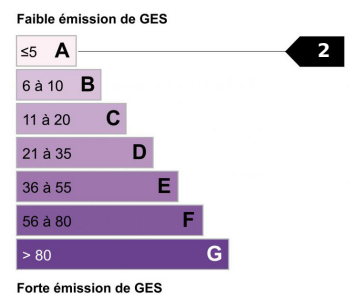
1 190 000 €



## DESRIPTIF DETAILLE

Ref : MSE-11082

<b>Surface :</b>	121.77 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	South-east
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	4	<b>Chauffage :</b>	Air-conditioning
<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>	1
<b>Surface séjour :</b>	38.77 M <sup>2</sup>	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	2 650,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC



NICE CIMIEZ: Highly sought-after residential area of Cimiez, in a sumptuous listed Belle époque palace dating from 1900 with garden, magnificent 4-room duplex apartment with a surface area of 122 m<sup>2</sup> with two very large south-facing terraces. You will be seduced by its large volumes, its refined decoration and its unobstructed view of the city with a glimpse of the sea.

On the first level we find the living area which consists of a beautiful entrance, a double living/dining room with a 22 m<sup>2</sup> terrace, as well as a spacious equipped kitchen that can easily be transformed into a semi-open plan. Upstairs, two beautiful bedrooms with a spa shower room, as well as a spacious master bedroom with open shower room, separate toilet and laundry area. You will particularly appreciate the care taken in the decoration combining modernity and old-world charm.

The property is sold with a double garage with storage and a cellar.

Rare product in the area, to visit without delay.

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

**PRESTATIONS :** Air-conditioning, Double glazing, Electric awnings, Outdoor lighting, Condominium garden, Disabled access, Lift, Listed historic building, Alarm system, Intercom,

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Electric gate, Security door