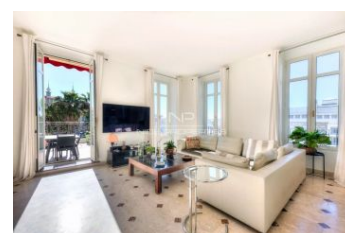


APARTMENT - 4 PIÈCE(S) - 121.77 M²

1 295 000 €



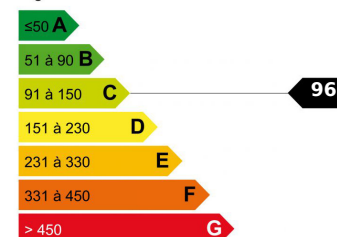
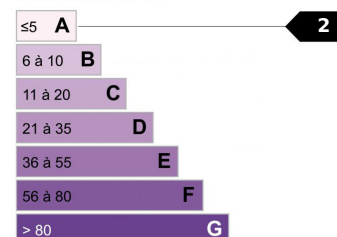
DESCRIPTIF DETAILLE

Ref : MSE-11082

Surface :	121.77 M²
Style immeuble :	MODERNE
Etat :	Excellent condition
Pièces(s) :	4
Chambre(s) :	3
Bains/Douches :	1
Toilette(s) :	1
Surface séjour :	38.77 M²
Balcon(s) :	NC
Terrasse(s) :	1 M²

Etage :	Top floor
Exposition :	South-east
Vue :	Unobstructed
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	1
Cave :	1
Taxe foncière :	2 650,00 €
Charges :	NC

Logement économe

Logement énergivore
Faible émission de GES

Forte émission de GES

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 m² 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 m² 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,

Agence NP Masséna

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Email : info@nice-properties.fr

Electric gate, Security door