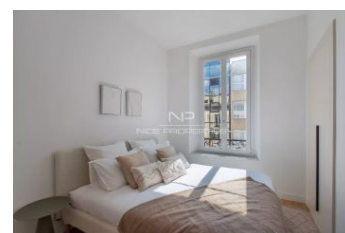


## APARTMENT - 5 PIÈCE(S) - 137.93 M²

1 050 000 €



## DESCRIPTIF DETAILLE

Ref : MSE-11106

<b>Surface :</b>	137.93 M²	<b>Etage :</b>	4th
<b>Style immeuble :</b>	Contemporain épuré	<b>Exposition :</b>	East
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	5	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	4	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	35.32 M²	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	994,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

NICE PORT: Rare. In a lively and booming area of the port, two steps from Place Garibaldi and tram stations, on the penultimate floor of a Niçois building in good condition with elevator overlooking the Place du Pin, with a view of the Mont Boron hill and mainly facing East, beautiful volumes for this superb 5-room apartment of 137sqm with 3m05 height ceilings, 10 large windows, 4 bedrooms, 3 shower rooms, 3 toilets, a large living room a little in the shape of a rotunda with an insert fireplace and a fully equipped dining kitchen.

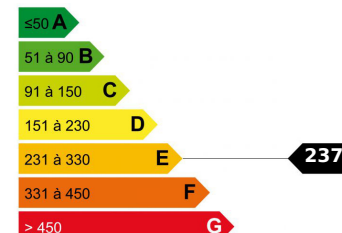
Renovated in 2023 with chic and elegant neat services, parquet flooring, integrated Daikin air conditioning with Air Zone system, double glazing, reconstituted stone worktop, wine cellar, 2 en-suite bedrooms and plenty of storage with all bedrooms with custom-made double wardrobes.

Easy to live in, close to all amenities to explore on foot.

No electrical anomalies, DPE D and B.

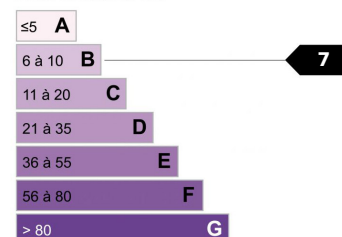
Agency fees 5% included at the seller's expense.

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

Agence NP Masséna

10 rue Masséna

06000 Nice

Tél : +33 (0)4 93 01 50 00

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

**PRESTATIONS :** Air-conditioning, Fireplace, Double glazing, PVC window, Internet, Lift, Optical fiber, Digicode, Intercom, Security door