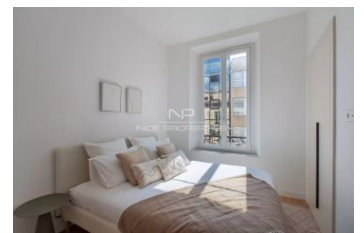


APARTMENT - 5 PIÈCE(S) - 137.93 M²

990 000 €

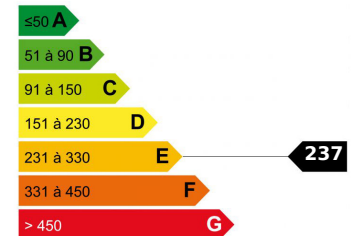


DESCRIPTIF DETAILLE

Ref : MSE-11106

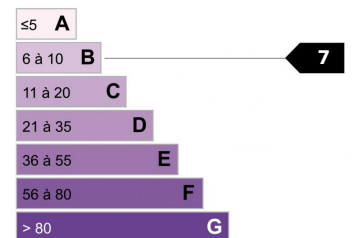
Surface :	137.93 M ²	Etage :	4th
Style immeuble :	Contemporain épuré	Exposition :	East
Etat :	Excellent condition	Vue :	Unobstructed
Pièces(s) :	5	Chauffage :	Air-conditioning
Chambre(s) :	4	Eau chaude :	Individual
Bains/Douches :	2	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	NC
Surface séjour :	35.32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

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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.

Agence NP Masséna

10 rue Masséna

06000 Nice

Tél : +33 (0)4 93 01 50 00

Email : info@nice-properties.fr

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