

APARTMENT - 6 PIÈCE(S) - 154 M²

1 120 000 €



DESCRIPTIF DÉTAILLÉ

Ref : LB-11352

Surface	154 M ²	Étage :	1 ^{er}
État	Bonne	Expositions :	North, West, South
État	Good condition	Vue :	Street, Square
Pièces	6	Chauffage :	Radiant
Couloirs	4	Eau Chaude :	Individuel
Bains/Douches	1	Parking(s) :	Non
Toilettes	1	Garage(s) :	Non
Surface séjour	38 M ²	Cave :	Non
Balcons	10 M ²	Taxe foncière :	2 200,00 €
Terrasses	Non	Charges :	Non

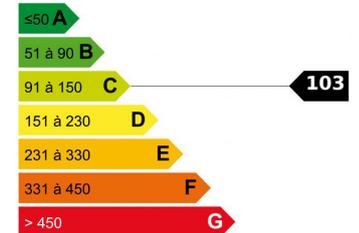
NICE CENTRE / MUSICIENS : Exclusive. Rue Nord. Close to the sea and 500 meters from the Alsace Lorraine railway station, which takes you to the airport in just a few minutes. Sublime 6-room corner apartment of 154 m², triple exposure South/West/North, on the first floor of a magnificent bourgeois building with elevator. It features 6 balconies totaling 10 m².

Currently configured as a dental practice, this unique and very bright property will seduce you with its generous volumes and charming features, characteristic of the old style with its 3.20 m high ceilings, moldings, original herringbone parquet flooring and marble fireplaces. The apartment comprises a large entrance hall leading to each of the star-shaped rooms, 6 main rooms with balconies, a kitchen opening onto a balcony with a shower, a toilet and a room that could be converted into a bathroom.

Its current configuration will enable you to arrange your future apartment as you wish. Thanks to the large number of rooms and their volume, a wide range of layouts are possible. Double glazing, air conditioning and plenty of storage space.

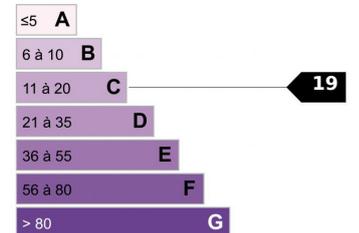


Logement économe



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Faible émission de GES



Forte émission de GES

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Ideal for a primary residence or professional use!

A large cellar and two attics complete this exceptional property!

Agency fees 5% included, payable by the buyer.

Information on the risks to which this property is exposed is available on the Géorisques website
<http://georisques.gouv.fr>

PRESTATIONS : Air-conditioning, Fireplace, Double glazing, Internet, Lift, Optical fiber, Intercom