

APARTMENT - 7 PIÈCE(S) - 262 M<sup>2</sup>

1 690 000 €



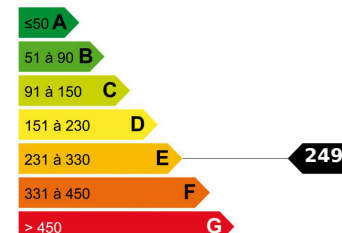
DESCRIPTION DÉTAILLÉE

Réf : NP-11109

<b>Surface :</b>	262 M <sup>2</sup>
<b>Style immeuble :</b>	ART DECO
<b>Etat :</b>	Excellent condition
<b>Pièces(s) :</b>	7
<b>Chambre(s) :</b>	4
<b>Bains/Douches :</b>	2
<b>Toilette(s) :</b>	1
<b>Surface séjour :</b>	20.4 M <sup>2</sup>
<b>Balcon(s) :</b>	6 M <sup>2</sup>
<b>Terrasse(s) :</b>	1 M <sup>2</sup>

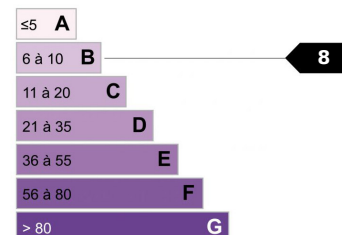
<b>Etage :</b>	NC
<b>Exposition :</b>	East, South
<b>Vue :</b>	Panoramic
<b>Chauffage :</b>	Air-conditioning
<b>Eau chaude :</b>	Individual
<b>Parking(s) :</b>	2
<b>Garage(s) :</b>	1
<b>Cave :</b>	NC
<b>Taxe foncière :</b>	3 300,00 €
<b>Charges :</b>	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE PESSICART : SOLE AGENT. In a dominant position, this superb Art Deco villa 295sqm (262sqm Carrez law) offers beautiful volumes, refined services and pleasant terraces. The main part of 203sqm, accessible by lift, is a duplex apartment opening onto a 110sqm South/Est facing terrace. Stunning sea and city views from all rooms. Living/dining room with marble fireplace, a fully equipped semi-open kitchen with utility room, three bedrooms, two bathrooms, dressing room and two separate toilets. An independent duplex apartment of 59sqm opening onto a small terrace, is located on the 1st floor and ground floor and includes a living room, an equipped kitchen, a bedroom, a dressing room, a bathroom and a toilet. Swimming pool/Spa, gym, solarium, garage and parking for 2 cars complete this property in perfect condition. Agency fees 5% included at the expense of the seller.

## PRESTATIONS :