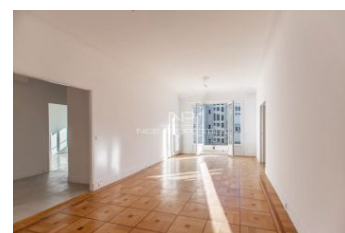


## APARTMENT - 3 PIÈCE(S) - 87.62 M²

795 000 €



## DESCRIPTIF DETAILLE

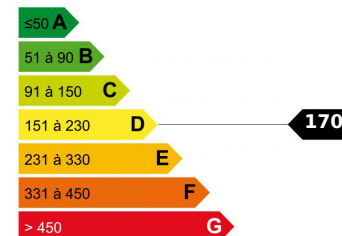
Ref : MF-11185

<b>Surface :</b>	87.62 M²	<b>Etage :</b>	4th
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	South
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	29.54 M²	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	1 615,00 €
<b>Terrasse(s) :</b>	1 M²	<b>Charges :</b>	NC

NICE CENTER / DUBOUCHAGE : The apartment that we offer for sale is located on the 4th floor of a very good standing building with caretaker, close to the shops, the Tramway and the Nice Etoile shopping center. In a very good general condition, it offers beautiful volumes, a ceiling height of nearly 3 meters, and lots of light thanks to its large bay windows. The generous entrance with its two cupboards serves the living room, the brand new kitchen, a bedroom, a shower room and the guest WC. From the living room, you can join the second large bedroom, with a small WC. All rooms give access to a large balcony terrace of more than 18sqm, facing south. Solid parquet floors, double glazing and electric shutters. Cellar, and possibility of acquiring a parking space in the immediate vicinity. Agency fees of 5% included at the expense of the seller.

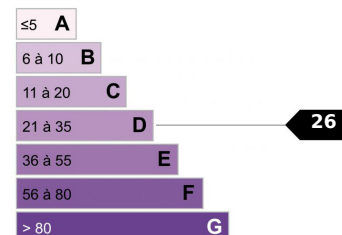
**PRESTATIONS :** Air-conditioning, Double glazing, Electric shutters, Outdoor lighting, Fire alarm system, Lift, Digicode, Caretaker, Intercom, Security door, PVC window

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES