

## APARTMENT - 2 PIÈCE(S) - 116 M²

547 000 €



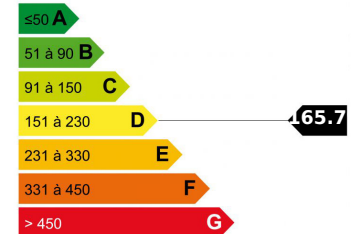
### DESCRIPTIF DETAILLE

Ref : TA-11224-2P

<b>Surface :</b>	116 M²
<b>Style immeuble :</b>	Bourgeois
<b>Etat :</b>	Excellent condition
<b>Pièces(s) :</b>	2
<b>Chambre(s) :</b>	1
<b>Bains/Douches :</b>	1
<b>Toilette(s) :</b>	1
<b>Surface séjour :</b>	NC
<b>Balcon(s) :</b>	NC
<b>Terrasse(s) :</b>	NC

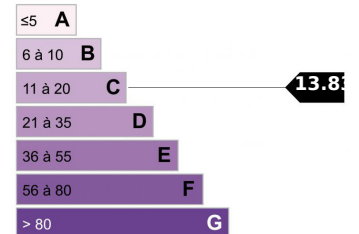
<b>Etage :</b>	Top floor
<b>Exposition :</b>	West, South
<b>Vue :</b>	Unobstructed
<b>Chauffage :</b>	Air-conditioning
<b>Eau chaude :</b>	Collective
<b>Parking(s) :</b>	NC
<b>Garage(s) :</b>	NC
<b>Cave :</b>	NC
<b>Taxe foncière :</b>	1 493,00 €
<b>Charges :</b>	NC

#### Logement économe



#### Logement énergivore

#### Faible émission de GES



#### Forte émission de GES

NICE CENTER / CARRÉ D'OR: Prime location, 400 meters from the sea, on the 5th and top floor of a bourgeois building, accessible by elevator to the 4th floor, located on Place Grimaldi, within walking distance of all amenities: shops, buses, tram, boutiques, and restaurants.

Atypical and incredibly charming, this attic space with exposed beams and 4-meter ceiling height offers 116 sqm of floor space for its 50 sqm in Carrez law.

The entrance leads to the living room with an open-plan fitted kitchen, the master bedroom with a wall wardrobe and two large cupboards, a bathroom with a bath, shower, and toilet, a laundry area, and a separate toilet.

Two mezzanines offer two lovely sleeping areas, each with double bed.

It benefits from extreme brightness and clarity with 12 skylights, mainly facing south and west, equipped with voice-activated electric shutters, offering unobstructed views of the rooftops. The meticulous and harmonious features contribute to the feeling of well-being in a cozy nest,

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cocooning with a clever distribution of volumes without wasting space.

Home automation, reversible air conditioning, double glazing, electric shutters, and plenty of storage space under the eaves.

Ready to leave in, it is ideal for vacation rentals or rental investments to enjoy the Riviera.

62 main lots, DPE C and C, low charges with cold and hot water included, possibility of seasonal rental.

**PRESTATIONS :** Air-conditioning, Home automation, Double glazing, Electric shutters, Lift, Optical fiber, Digicode, Intercom