

## APARTMENT - 5 PIÈCE(S) - 148.93 M²

945 000 €



## DESCRIPTIF DETAILLE

Ref : CL-11221

|                         |                |
|-------------------------|----------------|
| <b>Surface :</b>        | 148.93 M²      |
| <b>Style immeuble :</b> |                |
| <b>Etat :</b>           | Good condition |
| <b>Pièces(s) :</b>      | 5              |
| <b>Chambre(s) :</b>     | 3              |
| <b>Bains/Douches :</b>  | 2              |
| <b>Toilette(s) :</b>    | 1              |
| <b>Surface séjour :</b> | 26.16 M²       |
| <b>Balcon(s) :</b>      | NC             |
| <b>Terrasse(s) :</b>    | NC             |

|                        |                  |
|------------------------|------------------|
| <b>Etage :</b>         | 3rd              |
| <b>Exposition :</b>    | North, South     |
| <b>Vue :</b>           | Unobstructed     |
| <b>Chauffage :</b>     | Air-conditioning |
| <b>Eau chaude :</b>    | Individual       |
| <b>Parking(s) :</b>    | NC               |
| <b>Garage(s) :</b>     | NC               |
| <b>Cave :</b>          | 1                |
| <b>Taxe foncière :</b> | 1 970,00 €       |
| <b>Charges :</b>       | NC               |

NICE CENTER / MUSICIENS : A stone's throw from the tram, all amenities and shops, 5-room apartment of 149sqm located on the penultimate floor of a superb old building with an elevator and renovated common areas. South-North exposure.

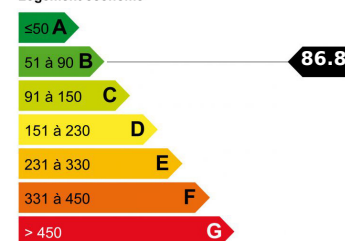
It offers a huge living room, a dining room with a semi-open kitchen, a master bedroom with an en-suite bathroom, two other bedrooms, an office, a shower room and a guest toilet. Plenty of storage space, high-quality features include double glazing, integrated reversible air conditioning, and high ceilings. A cellar completes this property.

It is also suitable for self-employment.

Agency fees of 5% included, payable by the seller.

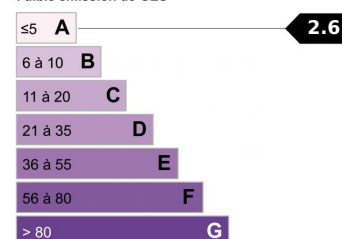
**PRESTATIONS :** Air-conditioning, Internet, Lift, Bike rental, Digicode, Intercom

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES