

## APARTMENT - 2 PIÈCE(S) - 56.68 M²

560 000 €



## DESCRIPTIF DETAILLE

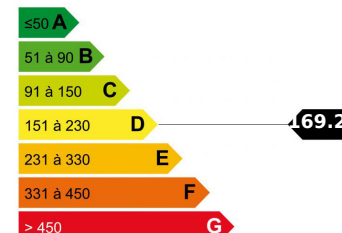
Ref : MSE-11234

<b>Surface :</b>	56.68 M²	<b>Etage :</b>	3rd
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	South-west
<b>Etat :</b>	Good condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	2	<b>Chauffage :</b>	Central
<b>Chambre(s) :</b>	1	<b>Eau chaude :</b>	Collective
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	NC	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	4.27 M²	<b>Taxe foncière :</b>	1 465,00 €
<b>Terrasse(s) :</b>	1 M²	<b>Charges :</b>	NC

NICE CENTER / GOLDEN SQUARE : Ideally located in the heart of Nice's Golden Square, with all amenities nearby and the sea less than a five-minute walk away, on the 3rd floor of a sought-after luxury building with caretaker and elevator, this beautiful 56.68 m² 2-bedroom apartment boasts a lovely southwest-facing terrace and a northeast-facing balcony. In excellent condition, it comprises an entrance hall with built-in wardrobes, a living room with an open-plan fitted kitchen, two bedrooms with built-in wardrobes, a shower room, and a separate toilet. Perfect as a second home to enjoy the charms of the Côte d'Azur. 5% agency fee included, payable by the seller.

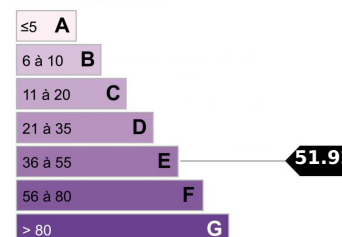
**PRESTATIONS :** Air-conditioning, Electric awnings, Simple flow ventilation, Electric shutters, Outdoor lighting, Lift, Caretaker, Intercom, Electric gate, Security door

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES