

## APARTMENT - 1 PIÈCE(S) - 35.18 M²

195 000 €



## DESCRIPTIF DETAILLE

Ref : LB-11248

|                         |                |
|-------------------------|----------------|
| <b>Surface :</b>        | 35.18 M²       |
| <b>Style immeuble :</b> |                |
| <b>Etat :</b>           | Good condition |
| <b>Pièces(s) :</b>      | 1              |
| <b>Chambre(s) :</b>     | 1              |
| <b>Bains/Douches :</b>  | 1              |
| <b>Toilette(s) :</b>    | NC             |
| <b>Surface séjour :</b> | NC             |
| <b>Balcon(s) :</b>      | NC             |
| <b>Terrasse(s) :</b>    | NC             |

|                        |              |
|------------------------|--------------|
| <b>Etage :</b>         | 2nd          |
| <b>Exposition :</b>    | North-west   |
| <b>Vue :</b>           | Unobstructed |
| <b>Chauffage :</b>     | Radiator     |
| <b>Eau chaude :</b>    | Individual   |
| <b>Parking(s) :</b>    | NC           |
| <b>Garage(s) :</b>     | NC           |
| <b>Cave :</b>          | 1            |
| <b>Taxe foncière :</b> | 841,00 €     |
| <b>Charges :</b>       | NC           |

NICE FERBER : On Avenue de la Californie, in a building with a caretaker, facing the sea and 5 minutes from the airport, charming 35sqm one-bedroom apartment features a sleeping area. Very bright and quiet, this apartment comprises an entrance hall, a living room with an open-plan fitted kitchen, a sleeping area with built-in wardrobes, and a shower room with toilet. High ceilings, reversible air conditioning and double glazing.

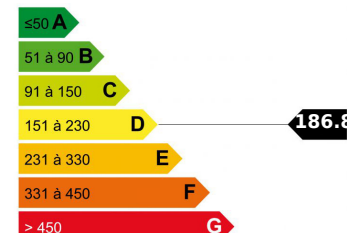
Just a stone's throw from the beaches of the Promenade des Anglais, shops and all amenities. A tram stop at the foot of the building provides access to the city center and the airport in just a few minutes. Close to the Edhec business school.

A cellar completes this property.

Ideal pied-à-terre or rental investment!

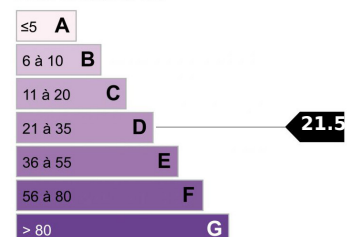
Agency fees included, payable by the seller.

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

Agence NP Promenade

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**PRESTATIONS :** Air-conditioning, Double glazing, Sliding windows, Internet, Electric awnings, Electric shutters, Lift, Concierge, Optical fiber, Caretaker, Intercom, Security door