

APARTMENT - 3 PIÈCE(S) - 74.5 M<sup>2</sup>

745 000 €



## DESCRIPTIF DETAILLE

Ref : CL-11245

Surface :	74.5 M <sup>2</sup>	Etage :	3rd
Style immeuble :	NIÇOIS	Exposition :	South
Etat :	Excellent condition	Vue :	Unobstructed
Pièces(s) :	3	Chauffage :	Air-conditioning
Chambre(s) :	2	Eau chaude :	Individual
Bains/Douches :	1	Parking(s) :	NC
Toilette(s) :	NC	Garage(s) :	NC
Surface séjour :	NC	Cave :	NC
Balcon(s) :	5.5 M <sup>2</sup>	Taxe foncière :	1 312,00 €
Terrasse(s) :	NC	Charges :	NC

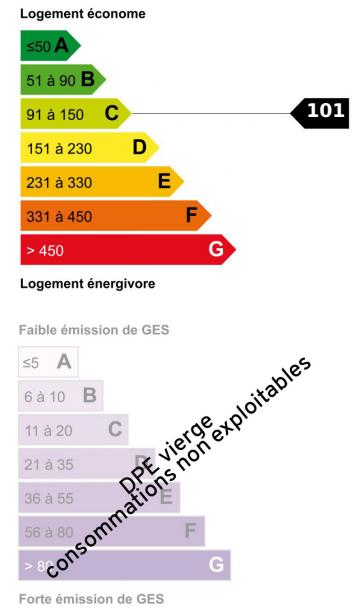
NICE PLACE MASSENA : In the immediate vicinity of the sea and two minutes away from Cours Saleya, on the 3rd floor of a magnificent building with sumptuous common areas, this superb 74.5sqm 2-bedroom apartment features a large balcony offering a beautiful sea view. It comprises an entrance hall with plenty of storage space, a large living room with a fitted kitchen, two bedrooms with closets, and a shower room with WC.

About the building: Built in 1830, the building originally housed the barracks of the Royal Carabinieri of Nice, under the authority of the Kingdom of Piedmont-Sardinia. Converted into a gendarmerie following the annexation of the County of Nice to France in 1860, the building was sold to lawyer Frédéric Faraut, who converted it into residential units and had it raised by two floors in 1868.

As you can see, this is a unique opportunity to acquire a rare property on one of the most sought-after streets in Nice.

Agency fees of 5% included at the expense of the seller.

**PRESTATIONS :** Air-conditioning, Double glazing, PVC window, Lift, Optical fiber, Digicode, Intercom, Security door



Forte émission de GES