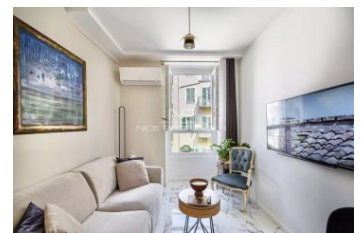


APARTMENT - 2 PIÈCE(S) - 36 M<sup>2</sup>

399 000 €



## DESCRIPTIF DETAILLE

Ref : MM-11253

<b>Surface :</b>	36 M <sup>2</sup>	<b>Etage :</b>	3rd
<b>Style immeuble :</b>		<b>Exposition :</b>	South-east, North-west
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Slight
<b>Pièces(s) :</b>	2	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	1	<b>Eau chaude :</b>	Individual
<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>	NC	<b>Taxe foncière :</b>	810,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

NICE CENTER / CARRÉ D'OR : Sole agent. Prime location in the pedestrian street, in the heart of the Golden Square, close to all amenities, shops and the sea, allowing you to explore Nice on foot and fully enjoy the Riviera.

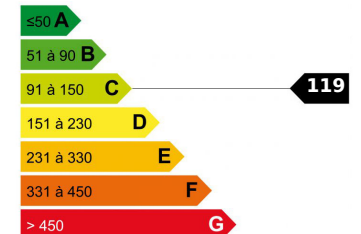
In a small building from 1947 with elevator, this superb, air-conditioned 36sqm one-bedroom apartment in perfect condition has recently been renovated with style, elegance, and quality materials.

With double exposure, quiet and bright, the apartment offers a 20sqm living room with an open-plan fitted kitchen, a large bedroom with a walk-in closet, as well as a bathroom and toilet.

Sold furnished and ready to move in, it is ideal for a pied-à-terre or a rental investment. Seasonal rental is permitted in the building.

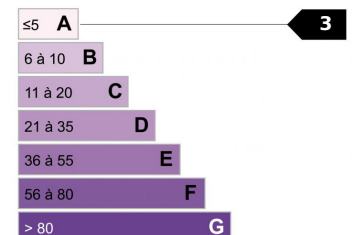
Agency fees of 5% included at the expense of the seller.

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

**PRESTATIONS :** Air-conditioning, Triple glazing, Lift, Optical fiber, Intercom, Security door,  
Furnished