

APARTMENT - 3 PIÈCE(S) - 81 M<sup>2</sup>

789 000 €

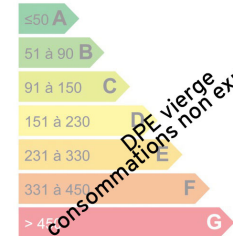


DESCRIPTIF DETAILLE

Ref : 85939301

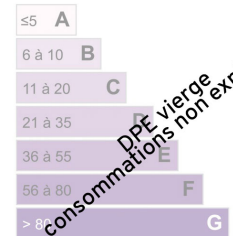
<b>Surface :</b>	81 M <sup>2</sup>	<b>Etage :</b>	4th
<b>Style immeuble :</b>		<b>Exposition :</b>	South-west
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Central
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Collective
<b>Bains/Douches :</b>	2	<b>Parking(s) :</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>	1 639,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

DPE vierge  
consommations non exploitables

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NICE CARABACEL: Located in the sought-after Bas Cimiez district, close to schools, transport and major roads, just a few minutes' walk from the town center.

In the heart of one of the most beautiful palaces in Cimiez, the Grand Palais, magnificent 3-room apartment on the 4th floor, fully renovated and air-conditioned with top-of-the-range materials. Entrance with custom-made cupboard, living-dining room, fitted kitchen with central marble island, all opening onto a south-facing balcony.

The sleeping area comprises a first bedroom with dressing room and shower room with double basin, a second bedroom with fitted closet and bathroom, and a guest toilet.

Beautiful unobstructed view. Communal parking.

The 5% agency fee is payable in full by the vendor. Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

**PRESTATIONS :** Air-conditioning, Double glazing, Lift, Caretaker, Intercom, Security door