

APARTMENT - 5 PIÈCE(S) - 165 M<sup>2</sup>

1 390 000 €



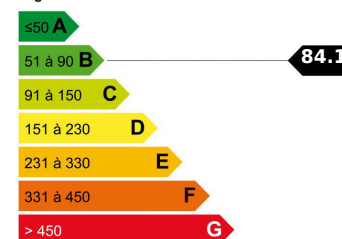
## DESCRIPTIF DETAILLE

Ref : TA-11260

<b>Surface :</b>	165 M <sup>2</sup>
<b>Style immeuble :</b>	Récent contemporain
<b>Etat :</b>	New
<b>Pièces(s) :</b>	5
<b>Chambre(s) :</b>	4
<b>Bains/Douches :</b>	2
<b>Toilette(s) :</b>	NC
<b>Surface séjour :</b>	NC
<b>Balcon(s) :</b>	5.3 M <sup>2</sup>
<b>Terrasse(s) :</b>	NC

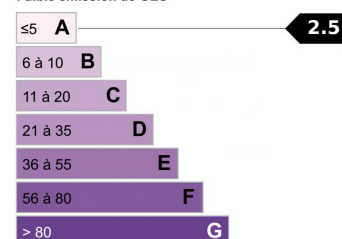
<b>Etage :</b>	2nd
<b>Exposition :</b>	North, South
<b>Vue :</b>	Unobstructed
<b>Chauffage :</b>	Air-conditioning
<b>Eau chaude :</b>	Individual
<b>Parking(s) :</b>	NC
<b>Garage(s) :</b>	NC
<b>Cave :</b>	1
<b>Taxe foncière :</b>	2 862,00 €
<b>Charges :</b>	NC

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

NICE CENTRE / WILSON : Located in the city center, just 2 steps walk from the Coulée Verte, Old Nice and Place Garibaldi, sumptuous 6-room apartment of 165sqm located in a building from the beginning of the century with an elevator.

On a medium floor, this luxuriously renovated apartment features a spacious light-filled living room with a fireplace opening onto a South/West facing balcony, a dining room with a fully equipped and furnished kitchen, a master bedroom with a dressing room and bathroom/toilet, two other bedrooms with their own shower room/toilet, and a large fitted laundry room.

The fourth bedroom can be converted into an independent apartment due to its separate entrance. It offers a shower room with toilet, and the possibility of creating an open-plan kitchen or dressing room.

The property also features a secure bicycle storage room and a large cellar accessible by elevator.

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For optimal comfort, the integrated air conditioning is adjustable in each room, the use of high-end materials, the marble fireplaces in the living and dining rooms, the moldings, the parquet floor and the numerous fitted closets will delight even the most discerning buyers.

Finally, the common areas are beautiful, and the facade renovation has been approved and paid for.

You're sure to fall in love with this rare property on the market.

Property subject to co-ownership status with condominium fees: €235/month, property tax: €2,862/year. Agency fees of 5% included.

**PRESTATIONS :** Air-conditioning, Double glazing, Aluminum window, Internet, Lift, Optical fiber, Bike rental, Intercom, Security door, Fireplace