

## APARTMENT - 4 PIÈCE(S) - 90 M²

699 000 €



## DESCRIPTIF DETAILLE

Ref : LB-11271

<b>Surface :</b>	90 M²	<b>Etage :</b>	2nd
<b>Style immeuble :</b>		<b>Exposition :</b>	East, West
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	4	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	3	<b>Eau chaude :</b>	Individual
<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>	1 461,00 €
<b>Terrasse(s) :</b>	1 M²	<b>Charges :</b>	NC

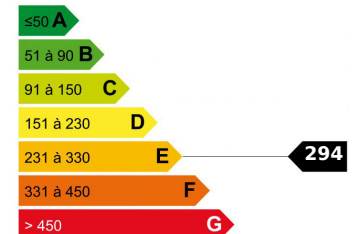
NICE CENTER / MUSICIANS : Sole agent. Just steps from the Carré d'Or, in close proximity to the two tramway lines serving the airport in just a few minutes, this sublime 87sqm 4 room triplex apartment is located in a beautiful listed Art Deco building with an elevator.

This unique and charming property is designed in a townhouse style. It enjoys constant sunshine due to its east-west exposure and a deep terrace with unobstructed views of Mont Boron and the city's rooftops.

Spread over three levels, the apartment is in excellent condition and comprises: on the ground floor, an entrance hall with storage, a spacious living/dining room bathed in light with original solid wood parquet flooring and an open-plan kitchen, a pantry; on the second level, two bedrooms, a shower room, and a separate toilet; and on the third level, a third bedroom, closets, and a terrace.

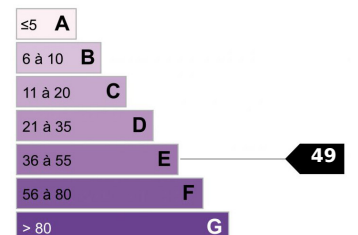
For your comfort, all the apartment's amenities are smart and connected: electric roller shutters, an electric awning, reversible air conditioning, radiators, ceiling fans, lighting, and an alarm.

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

Agence NP Promenade

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06000 Nice

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Double and triple glazing, soundproofed and thermally insulated walls, a reinforced door, an alarm, and more.

A parking space is available for rent in the Mozart parking lot.

Close to the sea, Avenue Jean Médecin, all amenities and shops.

Agency fees included, payable by the seller.

**PRESTATIONS :** Air-conditioning, Home automation, Double glazing, Internet, Electric awnings, Electric shutters, Lift, Optical fiber, Listed historic building, Bike rental, Alarm system, Intercom, Security door