

APARTMENT - 7 PIÈCE(S) - 262 M²

1 690 000 €

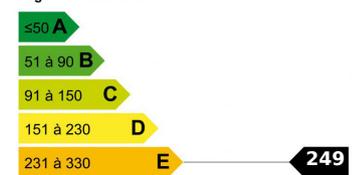


DESCRIPTIF DETAILLE

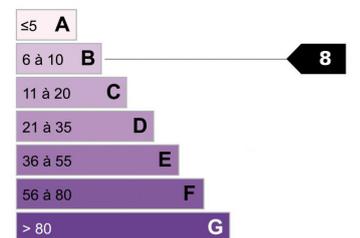
Ref : LF-11272

Surface :	262 M ²	Etage :	NC
Style immeuble :	ART DECO	Exposition :	East, South
Etat :	Excellent condition	Vue :	Panoramic
Pièces(s) :	7	Chauffage :	Air-conditioning
Chambre(s) :	4	Eau chaude :	Individual
Bains/Douches :	2	Parking(s) :	2
Toilette(s) :	1	Garage(s) :	1
Surface séjour :	20.4 M ²	Cave :	NC
Balcon(s) :	6 M ²	Taxe foncière :	3 300,00 €
Terrasse(s) :	1 M ²	Charges :	NC

Logement économe



Faible émission de GES



Forte émission de GES

NICE PESSICART : SOLE AGENT. In a dominant position, this superb Art Deco villa 295sqm (262sqm Carrez law) offers beautiful volumes, refined services and pleasant terraces. The main part of 203sqm, accessible by lift, is a duplex apartment opening onto a 110sqm South/Est facing terrace. Stunning sea and city views from all rooms. Living/dining room with marble fireplace, a fully equipped semi-open kitchen with utility room, three bedrooms, two bathrooms, dressing room and two separate toilets. An independent duplex apartment of 59sqm opening onto a small terrace, is located on the 1st floor and ground floor and includes a living room, an equipped kitchen, a bedroom, a dressing room, a bathroom and a toilet. Swimming pool/Spa, gym, solarium, garage and parking for 2 cars complete this property in perfect condition. Agency fees 5% included at the expense of the seller.

PRESTATIONS :