2, rue Halévy - Le Ruhl 06000 Nice

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APARTMENT - 7 PIÈCE(S) - 262 M²

1 690 000 €









DESCRIPTIF DETAILLE

F	: L	F-1	127	2

Style immeuble : Etat :	ART DECO Excellent condition
Etat :	Excellent condition
Pièces(s):	7
Chambre(s):	4
Bains/Douches:	2
Toilette(s):	1
Surface séjour :	20.4 M²
Balcon(s):	6 M²
Terrasse(s):	1 M ²

Etage :	NC
Exposition :	East, South
Vue:	Panoramic
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s):	2
Garage(s) :	1
Cave:	NC
Taxe foncière :	3 300,00 €
Charges:	NC

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:



Forte émission de GES