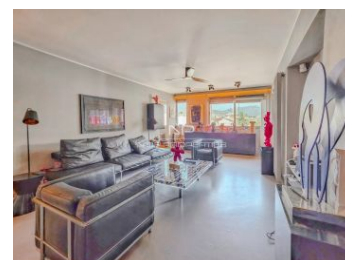
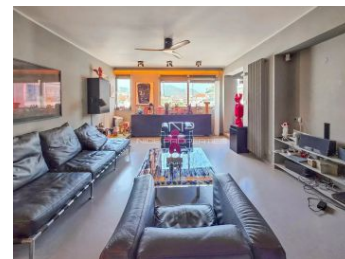


APARTMENT - 3 PIÈCE(S) - 81 M<sup>2</sup>

290 000 €



<b>Surface :</b>	81 M <sup>2</sup>
<b>Style immeuble :</b>	MODERNE
<b>Etat :</b>	Excellent condition
<b>Pièces(s) :</b>	3
<b>Chambre(s) :</b>	1
<b>Bains/Douches :</b>	1
<b>Toilette(s) :</b>	1
<b>Surface séjour :</b>	30.84 M <sup>2</sup>
<b>Balcon(s) :</b>	NC
<b>Terrasse(s) :</b>	NC

<b>Etage :</b>	7th
<b>Exposition :</b>	West
<b>Vue :</b>	Unobstructed
<b>Chauffage :</b>	Radiator
<b>Eau chaude :</b>	Collective
<b>Parking(s) :</b>	NC
<b>Garage(s) :</b>	NC
<b>Cave :</b>	NC
<b>Taxe foncière :</b>	1 696,00 €
<b>Charges :</b>	NC

NICE CENTER / DUBOUCHAGE : Located on the 4th floor (equivalent to an 8th floor) of the Nice Étoile shopping center, close to all amenities, this superb 70 m<sup>2</sup> one-bedroom apartment in excellent condition features a spacious living room, a separate equipped kitchen, a dining room, a large bedroom, a dressing room, a shower room with WC, a guest WC, and a laundry room. A very pleasant place to live, this property has a long-term lease until 2074. Agency fees are included at the expense of the seller.

**PRESTATIONS :** Double glazing, Aluminum window, Outdoor lighting, Disabled access, Lift, Optical fiber, Intercom, Security door, Video security

## Logement économe

Faible émission de GES

≤5

A

6 à 10

B

11 à 20

C

21 à 35

D

36 à 55

E

56 à 80

F

&gt; 80

G

Forte émission de GES

DPE vierge  
consommations non exploitables