

APARTMENT - 2 PIÈCE(S) - 44 M<sup>2</sup>

365 000 €



## DESCRIPTIF DETAILLE

Ref : LB-11280

<b>Surface :</b>	44 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>		<b>Exposition :</b>	South-west
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	2	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	1	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	NC	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	5 M <sup>2</sup>	<b>Taxe foncière :</b>	1 282,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

NICE CIMIEZ : In the heart of the residential district of Cimiez, within a small and secure residence, this superb one-bedroom apartment on the top floor features an exceptional 50sqm rooftop terrace offering magnificent unobstructed views of the hills and the sea.

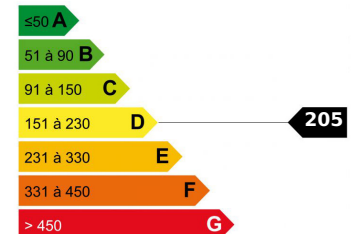
In a completely quiet location, this 44sqm corner apartment, not overlooked, is bathed in light due to its multiple windows and its South/West exposure.

Totally renovated a few years ago, it remains in immaculate condition and comprises an entrance hall with cupboards, a living room with a fully equipped kitchen opening onto two balconies, a bedroom and a shower room with a wall-mounted toilet.

Private access to the solarium via the balcony. Plenty of storage space and a laundry area are provided, reversible air conditioning and electric shutters. An outdoor parking space completes this property.

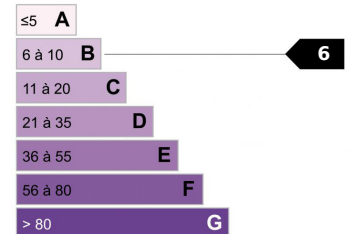
Agency fees of 5% included at the expense of the seller.

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

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**PRESTATIONS :** Air-conditioning, Double glazing, PVC window, Internet, Electric shutters, Optical fiber, Digicode, Intercom, Electric gate