

APARTMENT - 3 PIÈCE(S) - 88 M<sup>2</sup>

499 000 €



## DESCRIPTIF DETAILLE

Ref : TA-12281

|                         |                     |                        |            |
|-------------------------|---------------------|------------------------|------------|
| <b>Surface :</b>        | 88 M <sup>2</sup>   | <b>Etage :</b>         | 3rd        |
| <b>Style immeuble :</b> |                     | <b>Exposition :</b>    | East, West |
| <b>Etat :</b>           | Excellent condition | <b>Vue :</b>           | Panoramic  |
| <b>Pièces(s) :</b>      | 3                   | <b>Chauffage :</b>     | Radiator   |
| <b>Chambre(s) :</b>     | 2                   | <b>Eau chaude :</b>    | Collective |
| <b>Bains/Douches :</b>  | 2                   | <b>Parking(s) :</b>    | NC         |
| <b>Toilette(s) :</b>    | 1                   | <b>Garage(s) :</b>     | NC         |
| <b>Surface séjour :</b> | 31.7 M <sup>2</sup> | <b>Cave :</b>          | 1          |
| <b>Balcon(s) :</b>      | 11 M <sup>2</sup>   | <b>Taxe foncière :</b> | 2 210,00 € |
| <b>Terrasse(s) :</b>    | 1 M <sup>2</sup>    | <b>Charges :</b>       | NC         |

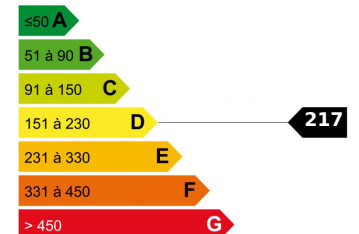
NICE CHAMBRUN : Located on a high floor of a secure residence with landscaped park, swimming pool, and communal parking, just 5 minutes from the highway to Monaco and the tram to the city center, this stunning 88 sqm East/West facing 3-room apartment is perfectly laid out and offers absolute tranquility. It features a large terrace 25 sqm, a balcony 11 sqm, and a cellar.

Facing East, a spacious 32 sqm living room and a master bedroom with built-in wardrobe, storage, and en-suite bathroom / wc open onto the terrace with beautiful views of Mont Boron hill, the sea, and the mountains.

Facing West, a fully equipped white lacquered kitchen and a second bedroom with built-in closet and private shower room open onto a balcony overlooking greenery and offering also a laundry space.

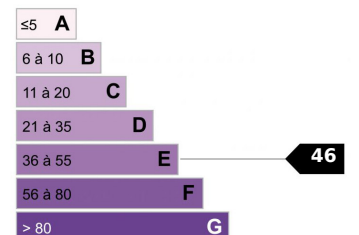
The entrance hall with built-in storage, and separate toilet complete this beautiful apartment.

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

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For total comfort: reversible air conditioning in the bedrooms, electric roller shutters, reinforced security door, etc...

A quality apartment at the right price, just steps from shops and all amenities!

Private parking space available for purchase.

Agency fees included and payable by the seller.

**PRESTATIONS :** Air-conditioning, Aluminum window, Internet, Electric shutters, Outdoor lighting, Condominium garden, Lift, Digicode, Intercom, Swimming pool, Window shade, Security door