

APARTMENT - 5 PIÈCE(S) - 130 M<sup>2</sup>

880 000 €



## DESCRIPTIF DETAILLE

Ref : CG-11287

<b>Surface :</b>	130 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>		<b>Exposition :</b>	North, West, South
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	5	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	4	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	NC	<b>Cave :</b>	2
<b>Balcon(s) :</b>	2 M <sup>2</sup>	<b>Taxe foncière :</b>	1 412,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

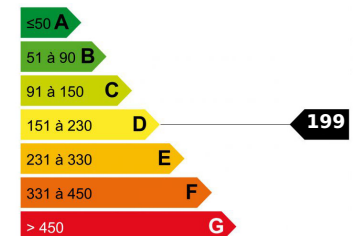
NICE CENTRE / LIBÉRATION : Ideally located in a quiet area, between the charming Évêché and Libération districts, just 300 meters from the tramway and the shops of Gare du Sud, this stunning 131sqm apartment with balcony is set within a beautiful 1893 townhouse surrounded by a Mediterranean garden. A true gem with undeniable charm.

Occupying the entire 2nd and top floor, the apartment enjoys an exceptional brightness due to its 4 exposures and perfectly combines the elegance of this period featuring marble fireplaces, solid wood flooring, 3.10-meter-high ceilings, original cement tiles in the master bedroom with the clean lines of a high-quality contemporary renovation.

The entrance hallway leads to a spacious 46sqm living and dining room with an open-plan kitchen, extending onto a south-facing balcony with open views, 4 bedrooms including a master suite, an additional shower room with toilet and a guest toilet.

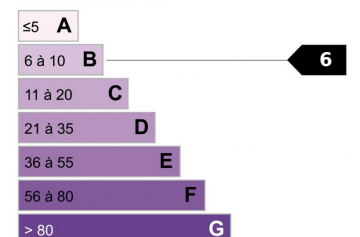
A garage is available for purchase to complete this extremely rare property in the area.

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

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Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

Condominium of 9 units – No ongoing legal proceedings

Energy rating: D & B

Annual charges: €2,848

Agency fees included, payable by the buyer.

Information on potential natural risks is available at: [georisques.gouv.fr](http://georisques.gouv.fr)

**PRESTATIONS :** Air-conditioning, Fireplace, Double glazing, PVC window, Internet, Window shade, Irrigation sprinkler, Barbecue, Fence, Outdoor lighting, Condominium garden, Optical fiber, Alarm system, Intercom