

## APARTMENT - 3 PIÈCE(S) - 71 M²

445 000 €



### DESCRIPTIF DETAILLE

Ref : TA-11298

<b>Surface :</b>	71 M²	<b>Etage :</b>	2nd
<b>Style immeuble :</b>	Moderne	<b>Exposition :</b>	East, North
<b>Etat :</b>	New	<b>Vue :</b>	City
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Collective
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	NC	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	1 200,00 €
<b>Terrasse(s) :</b>	1 M²	<b>Charges :</b>	NC

NICE LE PORT: Ideally located a stone's throw from Place du Pin, shops and public transport, sublime 75sqm double-exposure 3-room apartment entirely refurbished, on the 2nd floor of a luxury building.

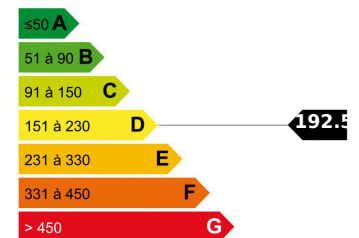
The entrance with custom-made cupboards leads to an attractive corner living room with open-plan fitted kitchen opening onto a terrace and balcony, a bedroom with dressing room, a bedroom with cupboard, a shower room, separate toilet and a basement cellar.

The apartment benefits from superb renovation with ducted air-conditioning, a well-thought-out layout and plenty of natural light thanks to large openings onto the balcony and terrace from all rooms.

A basement parking space is available at an additional cost.

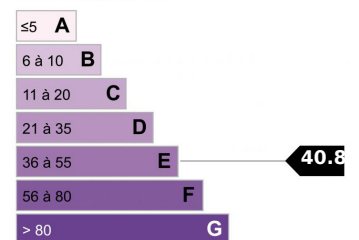
Agency fees 5% included.

#### Logement économe



#### Logement énergivore

#### Faible émission de GES



#### Forte émission de GES

Agence NP Promenade

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**PRESTATIONS :** Air-conditioning, Double glazing, PVC window, Internet, Window shade, Electric shutters, Lift, Optical fiber, Intercom