

APARTMENT - 2 PIÈCE(S) - 33.2 M<sup>2</sup>

245 000 €



DESCRIPTIF DETAILLE

Ref : MSE-11304\_401

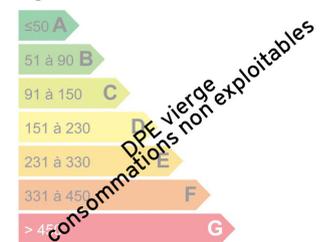
<b>Surface :</b>	33.2 M <sup>2</sup>	<b>Etage :</b>	4th
<b>Style immeuble :</b>	NIÇOIS	<b>Exposition :</b>	West
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Greenery
<b>Pièces(s) :</b>	2	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	1	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	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>	NC	<b>Taxe foncière :</b>	500,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC

NICE CENTER / CARABACEL: A stone's throw from the future extension of the Coulée Verte gardens and a few minutes walk from Place Garibaldi and the tramway, superb fully renovated 33,2 m<sup>2</sup> one-bedroom apartment. The air-conditioned apartment offers excellent amenities (hardwood floors, double glazing, and a fully equipped kitchen). It's a perfect investment as a pied-à-terre or rental property. Seasonal rentals are permitted in the building, whose facade and common areas have also been renovated.

Note: The photos are of the show apartment and serve to illustrate the quality of the renovation. Agency fees of 5% included at the expense of the seller.

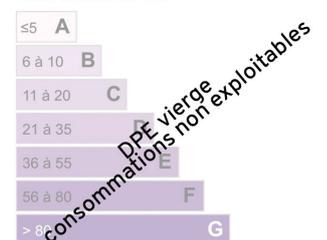
**PRESTATIONS :** Air-conditioning, Double glazing, PVC window, Outdoor lighting, Intercom, Security door

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES