

APARTMENT - 3 PIÈCE(S) - 60.15 M²

550 000 €

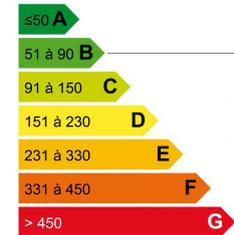


DESCRIPTIF DETAILLE

Ref : LB-11310

Surface :	60.15 M ²	Etage :	Top floor
Style immeuble :		Exposition :	South
Etat :	Excellent condition	Vue :	Panoramic
Pièces(s) :	3	Chauffage :	Radiator
Chambre(s) :	2	Eau chaude :	Collective
Bains/Douches :	2	Parking(s) :	NC
Toilette(s) :	NC	Garage(s) :	1
Surface séjour :	NC	Cave :	NC
Balcon(s) :	NC	Taxe foncière :	NC
Terrasse(s) :	1 M ²	Charges :	NC

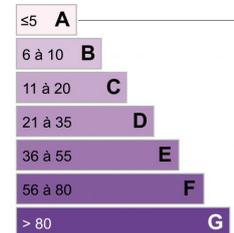
Logement économe



55

Logement énergivore

Faible émission de GES



2

Forte émission de GES

NICE FABRON : Just a few minutes from downtown and the sea, on the top floor of a recent luxury residence with swimming pool, delivered in 2020, still under ten-year warranty with the latest soundproofing and thermal insulation standards.

In a quiet, unoverlooked location, this sublime three-room corner apartment boasts a vast 21sqm terrace with unobstructed views of the sea, town and hills.

It comprises an entrance hall, a spacious living room with open-plan fitted kitchen, an en suite bedroom with shower room, a second bedroom and a second shower room with toilet. Reversible air conditioning, electric blinds, double glazing, excellent ECD in B.

The apartment has a sea view from every room.

A garage completes the property.

Close to La Pignata shops, amenities and schools. Ten minutes from Nice airport.

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : info@nice-properties.fr

Agency fees 5% included.

Information on the risks to which this property is exposed is available on the Géorisques website:
georisques.gouv.fr

PRESTATIONS : Air-conditioning, Double glazing, Sliding windows, Internet, Electric shutters,
Disabled access, Lift, Optical fiber, Intercom, Security door, Swimming pool