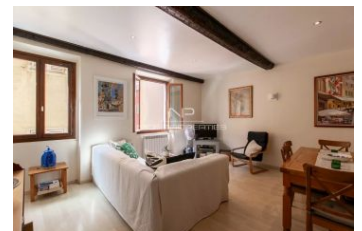


APARTMENT - 3 PIÈCE(S) - 60 M<sup>2</sup>

395 000 €



## DESCRIPTIF DETAILLE

Ref : MM-11319

<b>Surface :</b>	60 M <sup>2</sup>	<b>Etage :</b>	2nd
<b>Style immeuble :</b>		<b>Exposition :</b>	West, South
<b>Etat :</b>	Requires updating	<b>Vue :</b>	Obstructed
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	2	<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>	749,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

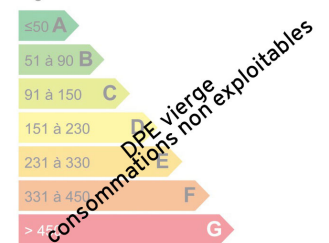
VIEUX NICE / GARIBALDI : Located in a dynamic, historic district close to Nice's best restaurants, this magnificent 3-room apartment offers a haven of peace in the heart of the old town. It comprises a bright living room, two comfortable bedrooms, an open-plan kitchen, a shower room and a laundry room. Possibility of creating a second shower room. This property boasts authentic charm with its exposed beams, while benefiting from an exceptional location 100 meters from Place Garibaldi, typical restaurants and public transport.

Perfect for a pied-a-terre, rental investment or main residence, this apartment combines old-world charm with a privileged location.

Agency fees of 5% included, payable by the seller.

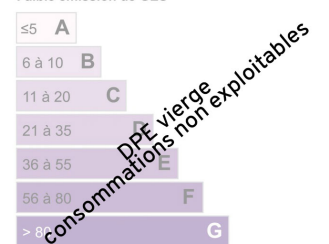
**PRESTATIONS :** Double glazing, Intercom

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES