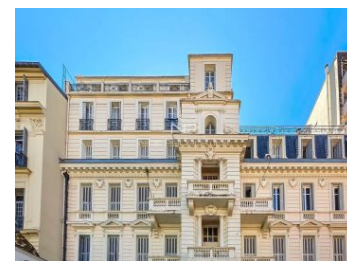


APARTMENT - 4 PIÈCE(S) - 125.7 M²

1 300 000 €



## DESCRIPTIF DETAILLE

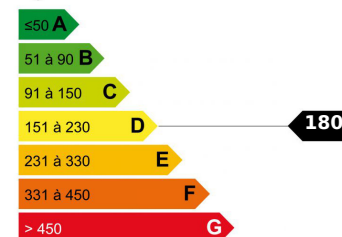
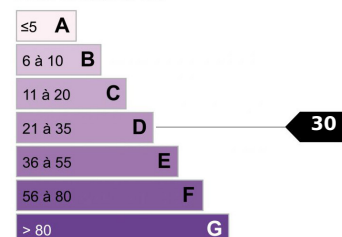
Ref : MSE-11323

<b>Surface :</b>	125.7 M²	<b>Etage :</b>	4th
<b>Style immeuble :</b>	BOURGEOIS	<b>Exposition :</b>	North, South
<b>Etat :</b>	Requires updating	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	4	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	3	<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>	2
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	2 424,00 €
<b>Terrasse(s) :</b>	1 M²	<b>Charges :</b>	NC

NICE GOLDEN SQUARE: Located in one of the best locations in Nice, close to shops and the sea, in a superb Belle Époque building from 1896, extended by two levels in 1934, this extremely rare 4-room apartment, south-north facing, features a large 56 m² open-air terrace. It comprises an entrance hall with storage, a living room, a veranda dining room, a separate kitchen, 3 bedrooms with storage, a bathroom with WC, and a guest WC. Sold with two cellars. A must-see! Agency fee of 5 % included, payable by the seller.

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

## Logement économe

Logement énergivore  
Faible émission de GES

## Forte émission de GES