

APARTMENT - 4 PIÈCE(S) - 104.6 M²

850 000 €



DESCRIPTIF DETAILLE

Ref : TA-11335

Surface :	104.6 M²	Etage :	4th
Style immeuble :	COSY	Exposition :	South-west, North-west
Etat :	Excellent condition	Vue :	Unobstructed
Pièces(s) :	4	Chauffage :	Air-conditioning
Chambre(s) :	3	Eau chaude :	Individual
Bains/Douches :	2	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	NC
Surface séjour :	NC	Cave :	NC
Balcon(s) :	9 M²	Taxe foncière :	1 809,00 €
Terrasse(s) :	NC	Charges :	NC

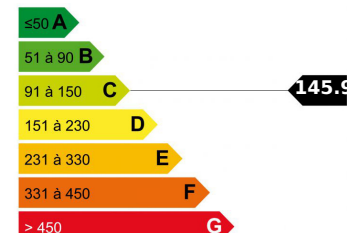
NICE CENTRE / CARABACEL : Ideally located just behind Boulevard Dubouchage, this superb three-bedroom apartment offers the perfect balance of central convenience and quiet elegance. Situated on the 4th floor of a distinguished bourgeois building with a lift, the property is in impeccable condition and enjoys a desirable dual South-West / North-East exposure.

The entrance opens into a bright 43 m² living area with an open-plan kitchen and dining space, leading onto a peaceful 9 m² South-West facing balcony overlooking lush gardens — an ideal spot to relax away from the bustle of the city.

The night area features a master bedroom with en-suite shower room and fitted wardrobe, two spacious bedrooms of nearly 14 m² each with built-in storage, a family bathroom with toilet, and a separate guest toilet with laundry space. Both North-East facing bedrooms open onto a balcony with open views over Cimiez.

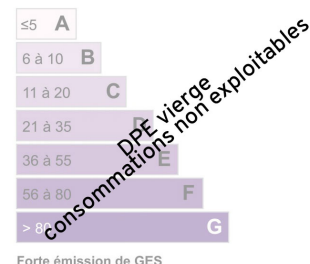
Beautifully renovated throughout, this apartment combines the timeless charm of period

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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architecture with contemporary comfort, featuring elegant wooden floors, high ceilings, and ducted reversible air conditioning.

Shops, restaurants, public transport, and rental parking are all available right at the foot of the building.

A true hidden gem in the heart of Nice — perfect for those seeking a refined lifestyle where everything can be done on foot.

PRESTATIONS : Air-conditioning, Double glazing, PVC window, Internet, Lift, Optical fiber, Intercom