

## APARTMENT - 2 PIÈCE(S) - 53.52 M²

570 000 €



## DESCRIPTIF DETAILLE

Ref : BS-11338

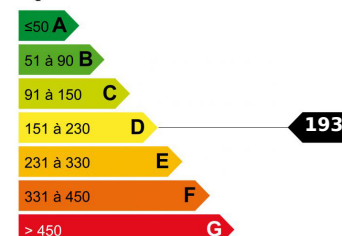
Surface :	53.52 M²
Style immeuble :	MODERNE
Etat :	Good condition
Pièces(s) :	2
Chambre(s) :	1
Bains/Douches :	NC
Toilette(s) :	1
Surface séjour :	21.03 M²
Balcon(s) :	3.01 M²
Terrasse(s) :	1 M²

Etage :	3rd
Exposition :	South
Vue :	Unobstructed
Chauffage :	Radiator
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	NC
Cave :	1
Taxe foncière :	1 450,00 €
Charges :	NC

NICE CENTER / GOLDEN SQUARE : Ideally located in the heart of Nice's Golden Square, with all amenities nearby and the sea less than a five-minute walk away, on the 3rd floor of a sought-after luxury building with caretaker and elevator, this beautiful 53.52 m² 2-bedroom apartment boasts 2 lovely south-facing terraces and an east-facing balcony. In good condition, it comprises an entrance hall with built-in wardrobes, a living room, a separate fitted kitchen, one bedrooms with wardrobes, a bath room, and a separate toilet. Cellar included. Perfect as a second home to enjoy the charms of the Côte d'Azur. 5% agency fee included, payable by the seller.

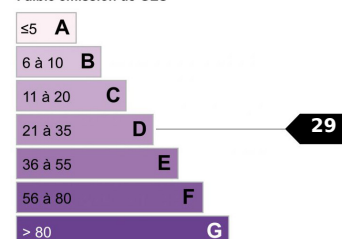
**PRESTATIONS :** Double glazing, Window shade, Electric shutters, Outdoor lighting, Fire alarm system, Lift, Safe, Intercom, Electric gate, Security door

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES