

APARTMENT - 4 PIÈCE(S) - 106.4 M<sup>2</sup>

990 000 €

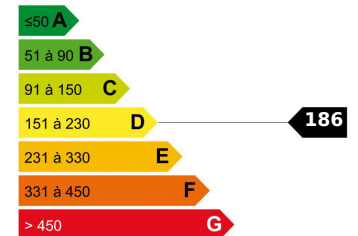


DESCRIPTIF DETAILLE

Ref : 11334

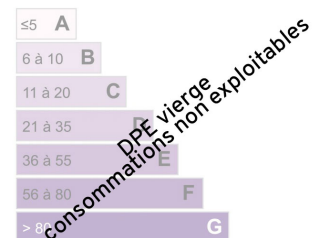
<b>Surface :</b>	106.4 M <sup>2</sup>	<b>Etage :</b>	1st
<b>Style immeuble :</b>		<b>Exposition :</b>	East, West
<b>Etat :</b>	Good condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	4	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	3	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	NC	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	25.32 M <sup>2</sup>	<b>Cave :</b>	1
<b>Balcon(s) :</b>	2.6 M <sup>2</sup>	<b>Taxe foncière :</b>	2 225,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE CENTRE / MUSICIENS: Place MOZART. Close to the sea, 300 meters from the Alsace Lorraine tramway station, which takes you to the airport in just a few minutes. Sublime 106.40 m<sup>2</sup> 4-room corner apartment on the 1st floor of a magnificent bourgeois building with elevator.

Currently configured as a dental practice, this unique, bright property will seduce you with its generous volumes and charming features, characteristic of the period with its moldings and original parquet flooring. The apartment comprises a large entrance hall, a reception room opening onto a waiting room, a first treatment room converted into an office, a second office converted into a treatment room with a surface area of 25 m<sup>2</sup>, a kitchen opening onto the rear courtyard, an individual toilet.

Its current configuration will enable you to arrange your future apartment as you wish. Several layouts are possible thanks to the multitude of existing rooms and their volumes.

A cellar and a 10 m<sup>2</sup> maid's room complete this exceptional property!

DPE vierge  
consommations non exploitables

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Agency fees 5% included, payable by the buyer.

Information on the risks to which this property is exposed is available on the Géorisques website

<http://georisques.gouv.fr>

**PRESTATIONS :** Air-conditioning, Internet, Lift, Digicode, Intercom