Agence NP Masséna

10 rue Masséna
06000 Nice
Tél : +33 (0)4 93 01 50 00
Email : info@nice-properties.fr

APARTMENT - 4 PIÈCE(S) - 106.4 M²

990 000 €









DESCRIPTIF DETAILLE

Ref : 11334

Surface :	106.4 M²	**Etage :**	1st
Style immeuble :		**Exposition :**	East, West
Etat :	Good condition	**Vue :**	Unobstructed
Pièces(s) :	4	**Chauffage :**	Air-conditioning
Chambre(s) :	3	**Eau chaude :**	Individual
Bains/Douches :	NC	**Parking(s) :**	NC
Toilette(s) :	1	**Garage(s) :**	NC
Surface séjour :	25.32 M²	**Cave :**	1
Balcon(s) :	2.6 M²	**Taxe foncière :**	2 225,00 €
Terrasse(s) :	NC	**Charges :**	NC



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 m² 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 m², a kitchen opening onto the rear courtyard, an individual toilet.
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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 m² maid's room complete this exceptional property!

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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