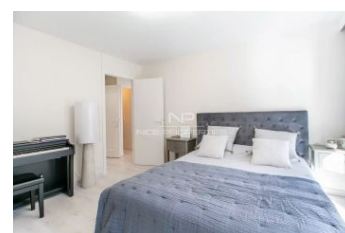


APARTMENT - 4 PIÈCE(S) - 104.5 M²

1 190 000 €



DESCRIPTIF DETAILLE

Ref : MSE-11342

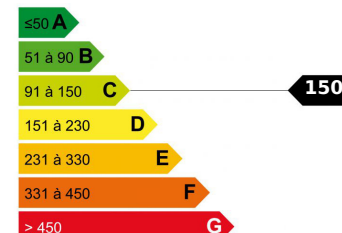
Surface :	104.5 M ²
Style immeuble :	MODERNE
Etat :	Excellent condition
Pièces(s) :	4
Chambre(s) :	3
Bains/Douches :	2
Toilette(s) :	1
Surface séjour :	NC
Balcon(s) :	7.13 M ²
Terrasse(s) :	1 M ²

Etage :	3rd
Exposition :	North, South
Vue :	Unobstructed
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	NC
Cave :	NC
Taxe foncière :	1 950,00 €
Charges :	NC

NICE CENTER / DUBOUCHAGE : Ideally located in one of Nice's most sought-after neighborhoods, at two minutes from the tram, the Nice Étoile shopping center, and less than 10-minute walk from the beaches, this superb 104.5 sqm apartment is situated in a prestigious building with an elevator and concierge. Completely renovated and air-conditioned, the apartment boasts abundant natural light thanks to its large windows, a dual north/south exposure, and high-quality finishes. It comprises a welcoming entrance hall with built-in closets, a pleasant living room with a high-end, fully equipped kitchen, all opening onto a spacious 14 sqm terrace, perfect for relaxing or entertaining. A hallway leads to two south-facing bedrooms, each with a balcony, while the third bedroom opens onto the north-facing terrace. The apartment also includes a lovely bathroom with a toilet, a shower room with a toilet, a guest toilet, and a small laundry room. With its ideal location in the heart of the city, its high-quality features, and its generous proportions, this apartment is perfect as a primary or secondary residence. Agency fees of 5% included at the expense of the seller.

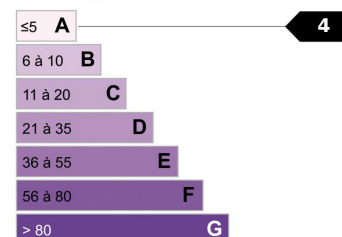
PRESTATIONS : Air-conditioning, Double glazing, Aluminum window, Electric awnings, Simple flow ventilation, Electric shutters, Outdoor lighting, Lift, Digicode, Caretaker, Security door,

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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Videophone