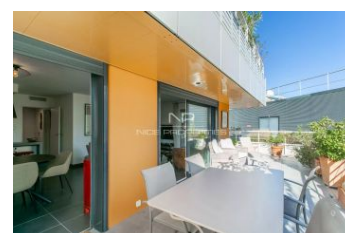


APARTMENT - 3 PIÈCE(S) - 70 M²

698 000 €



DESCRIPTIF DETAILLE

Ref : TA-11345

Surface :	70 M ²
Style immeuble :	Moderne
Etat :	Excellent condition
Pièces(s) :	3
Chambre(s) :	2
Bains/Douches :	1
Toilette(s) :	1
Surface séjour :	NC
Balcon(s) :	NC
Terrasse(s) :	1 M ²

Etage :	4th
Exposition :	East, North
Vue :	Unobstructed
Chauffage :	Air-conditioning
Eau chaude :	Collective
Parking(s) :	NC
Garage(s) :	NC
Cave :	NC
Taxe foncière :	1 900,00 €
Charges :	NC

NICE LIBÉRATION / GARE DU SUD: Strategic location just behind the "Gare du Sud", benefiting from daily convenience thanks to the Libération market and its shops and services including the tramway for this superb 3-room corner apartment in perfect condition and located on the 4th floor of a 2018 building.

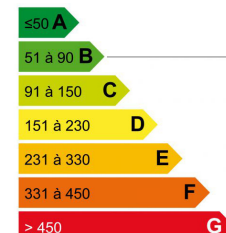
The 34 sqm living room with open kitchen offers 3 windows giving access to a 43 sqm corner terrace in a quiet position and unoverlooked location.

The entrance hall with a large closet leads to 2 bedrooms, a shower room and separate toilet with laundry facilities.

Modern features: sound and heat insulation, electric roller shutters, Air Zone collective reversible air conditioning, collective hot water, elevator...

Basement parking available at time of purchase.

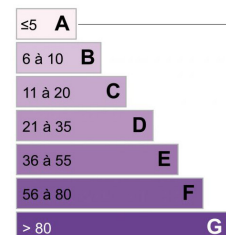
Logement économe



74

Logement énergivore

Faible émission de GES



1

Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : info@nice-properties.fr

A real crush with this rare property, ideal to enjoy the heart of Nice with walking distances.

Agency fees included and payable by the vendor. Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

PRESTATIONS : Air-conditioning, Double glazing, Aluminum window, Sliding windows, Internet, Double flow ventilation, Electric shutters, Barbecue, Outdoor lighting, Disabled access, Lift, Cinema, Optical fiber, Security door, Videophone