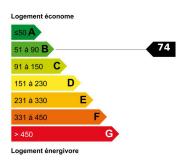
2, rue Halévy - Le Ruhl 06000 Nice

Tél: +33 (0)4 92 07 09 50 Email: info@nice-properties.fr

APARTMENT - 3 PIÈCE(S) - 70 M²

698 000 €



DESCRIPTIF DETAILLE

| Surface : | 70 M² | Etage : | 4th |
|------------------|---------------------|-----------------|------------------|
| Style immeuble : | Moderne | Exposition: | East, North |
| Etat : | Excellent condition | Vue: | Unobstructed |
| Pièces(s): | 3 | Chauffage : | Air-conditioning |
| Chambre(s): | 2 | Eau chaude : | Collective |
| Bains/Douches: | 1 | Parking(s): | NC |
| Toilette(s): | 1 | Garage(s): | NC |
| Surface séjour : | NC | Cave: | NC |
| Balcon(s): | NC | Taxe foncière : | 1 900,00 € |
| Terrasse(s): | 1 M² | Charges : | NC |

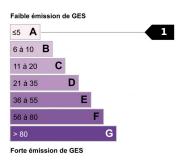
NICE LIBÉRATION / GARE DU SUD: Strategic location just behind the "Gare du Sud", benefiting from daily convenience thanks to the Libération market and its shops and services including the tramway for this superb 3-room corner apartment in perfect condition and located on the 4th floor of a 2018 building.

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.



Ref: TA-11345

Agence NP Promenade

2, rue Halévy - Le Ruhl 06000 Nice

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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