2, rue Halévy - Le Ruhl 06000 Nice

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## APARTMENT - 3 PIÈCE(S) - 59 M<sup>2</sup>

370 000 €









## **DESCRIPTIF DETAILLE**

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Surface:	59 M²
Style immeuble :	
Etat :	Requires updating
Pièces(s) :	3
Chambre(s):	2
Bains/Douches:	1
Toilette(s):	NC
Surface séjour :	NC
Balcon(s):	NC
Terrasse(s):	NC

Etage :	2nd
<b>Exposition:</b>	West, South
Vue:	Obstructed
Chauffage :	Radiator
Eau chaude :	Individual
Parking(s):	NC
Garage(s):	NC
Cave:	NC
Taxe foncière :	749,00€
Charges :	NC

NICE OLD TOWN / GARIBALDI : Located in a dynamic, historic district close to Nice's best restaurants, this magnificent 3-room apartment offers a haven of peace in the heart of the old town.

It comprises a bright living room, two bedrooms, an open-plan kitchen, a shower room and a laundry room. Possibility of creating a second shower room.

This property boasts authentic charm with its exposed beams, while benefiting from an exceptional location 100 meters from Place Garibaldi, typical restaurants and public transport.

Perfect for a pied-a-terre, rental investment or main residence, this apartment combines old-world charm with a privileged location.

Agency fees of 5% included, payable by the seller.

PRESTATIONS: Double glazing, Intercom



