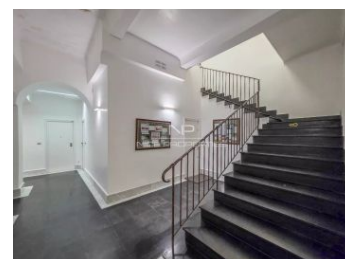


APARTMENT - 2 PIÈCE(S) - 35.68 M²

340 000 €



Surface :	35.68 M²
Style immeuble :	NIÇOIS
Etat :	Excellent condition
Pièces(s) :	2
Chambre(s) :	0
Bains/Douches :	1
Toilette(s) :	NC
Surface séjour :	NC
Balcon(s) :	NC
Terrasse(s) :	NC

Etage :	1st
Exposition :	South
Vue :	Unobstructed
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	NC
Cave :	NC
Taxe foncière :	895,00 €
Charges :	NC

NICE GOLDEN SQUARE: On the first floor of a two-story building dating from the early 20th century, recently renovated and famous for having housed the Galerie Romanin, Nice's first modern art gallery, opened by resistance fighter Jean Moulin in 1942 during the Occupation, Nice Properties is proud to offer for sale a spacious, historic, air-conditioned, one-bedroom duplex apartment in perfect condition.

The apartment, totaling nearly 50 sq m of living space (35.68 sq m under the Carrez Law), comprises an entrance hall with a large built-in wardrobe, a bright, south-facing living room with an open-plan fitted kitchen, an 11.66 sq m mezzanine converted into a sleeping area, a shower room with toilet, and a small room that could serve as a dressing room or storage room. Just 50 meters from the pedestrian area and 100 meters from the sea, close to all shops and amenities, you'll appreciate its comfort, brightness, and high ceilings, not to mention its lovely view of the Marble Cross. Features include a security door, air conditioning, solid wood flooring, double-glazed windows, and fiber optic internet. Sold furnished.

Ideal as a seasonal rental investment, a second home, or a primary residence.

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

Logement économe

≤50 A

Faible émission de GES

≤5 A

6 à 10 B

11 à 20 C

21 à 35 D

36 à 55 E

56 à 80 F

> 80 G

Forte émission de GES

7

Agence NP Masséna

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06000 Nice

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PRESTATIONS : Air-conditioning, Double glazing, PVC window, Optical fiber, Digicode, Security door