

## APARTMENT - 3 PIÈCE(S) - 92 M²

1 050 000 €



### DESCRIPTIF DETAILLE

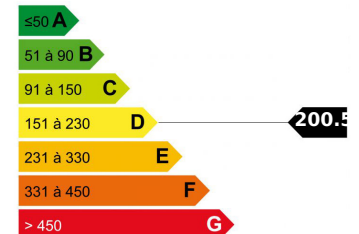
Ref : BS-11370

<b>Surface :</b>	92 M²	<b>Etage :</b>	1st
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	South-west
<b>Etat :</b>	Requires renovation	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Collective
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	23.95 M²	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	2 256,00 €
<b>Terrasse(s) :</b>	1 M²	<b>Charges :</b>	NC

**CAP D'AIL:** In a sought-after area of Cap d'Ail, within a prestigious residence with swimming pool and concierge, this 2-bedroom apartment of 92 sqm offers superb renovation potential. It comprises an entrance hall, a large living room opening onto a terrace, a separate fitted kitchen, two bedrooms with built-in wardrobes, two bathrooms, and a guest toilet. Bright and airy, all rooms open onto an outdoor space. A real opportunity for this apartment with great potential. Cellar and possibility to buy a parking space in addition. Agency fees of 5% included, payable by the seller.

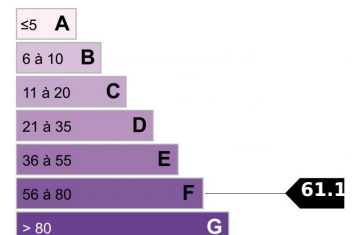
**PRESTATIONS :** Air-conditioning, Double glazing, Electric awnings, Electric shutters, Condominium garden, Lift, Caretaker, Intercom, Electric gate, Swimming pool

#### Logement économe



#### Logement énergivore

#### Faible émission de GES



#### Forte émission de GES