

APARTMENT - 3 PIÈCE(S) - 39 M<sup>2</sup>

490 000 €



DESCRIPTIF DETAILLE

Ref : MSE-11374

<b>Surface :</b>	39 M <sup>2</sup>	<b>Etage :</b>	2nd
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	West
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	1	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	NC	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	870,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

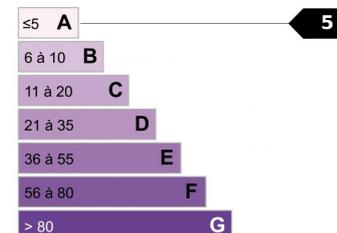
NICE CITY CENTER / GOLDEN SQUARE: Superb 2/3-room apartment located on Avenue de Suède, one of Nice's most iconic and sought-after addresses, just steps from the sea, in a decidedly international setting, surrounded by a prestigious hotel and luxury boutiques.

On the 2nd floor, the property benefits from absolute tranquility, overlooking an interior courtyard, as well as a west-facing exposure offering pleasant natural light. This 47 sq m (Carrez Law) 2/3-room apartment, fully renovated, offers high-end amenities and a perfectly designed layout. It comprises an elegant living room with an open-plan kitchen, a first shower room, and a mezzanine (Carrez Law) incorporating the sleeping area and a second shower room.

The apartment can accommodate up to 4 people. Features include: complete renovation, quality materials, double glazing, air conditioning, and meticulous finishes. A rare property, ideal as a prestigious pied-à-terre, primary residence, or secure investment property. Agency fees of 5% included, payable by the seller.

**PRESTATIONS :** Air-conditioning, Double glazing, Furnished, Lift

Faible émission de GES



Forte émission de GES



Logement énergivore