Agence NP Promenade

2, rue Halévy - Le Ruhl
06000 Nice
Tél : +33 (0)4 92 07 09 50
Email : info@nice-properties.fr

APARTMENT - 4 PIÈCE(S) - 171.2 M²

1 490 000 €





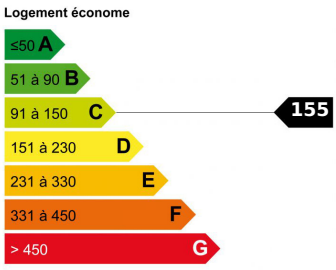


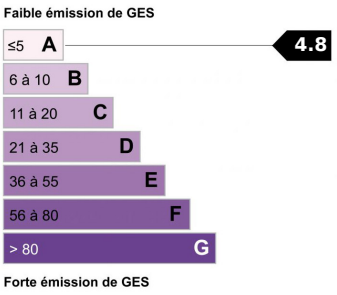


DESCRIPTIF DETAILLE

Ref : CG-11376

Surface :	171.2 M²	**Etage :**	Ground floor
Style immeuble :		**Exposition :**	South-west
Etat :	Excellent condition	**Vue :**	Unobstructed
Pièces(s) :	4	**Chauffage :**	Air-conditioning
Chambre(s) :	3	**Eau chaude :**	Collective
Bains/Douches :	1	**Parking(s) :**	NC
Toilette(s) :	1	**Garage(s) :**	NC
Surface séjour :	44.51 M²	**Cave :**	2
Balcon(s) :	NC	**Taxe foncière :**	3 600,00 €
Terrasse(s) :	1 M²	**Charges :**	NC





NICE CIMIEZ: In one of Cimiez's most sought-after residences, just ten minutes from the town center, remarkable 171.20 m2 garden-level 4-room apartment with large 75 m2 southwest-facing terrace, unoverlooked.

This exceptional property comprises an entrance hall, a spacious, light-filled 44.51 m2 living/dining room opening onto the terrace, a sumptuous, fully-equipped kitchen, a master bedroom with en-suite shower room and dressing room, a second bedroom with en-suite shower room/wc and a third bedroom with en-suite shower room and toilet. Plenty of storage space.

Perfectly maintained and renovated, the apartment offers generous volumes and top-of-the-range amenities.

Two cellars complete this rare property. Two side-by-side basement parking spaces, directly accessible by elevator, are also available.

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Fees included 5%. Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

PRESTATIONS : Air-conditioning, Double glazing, Sliding windows, Internet, Electric awnings, Electric shutters, Outdoor lighting, Lift, Concierge, Optical fiber, Caretaker, Intercom, Security door