

APARTMENT - 4 PIÈCE(S) - 171.2 M<sup>2</sup>

1 490 000 €

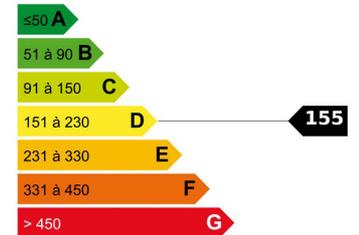


DESCRIPTIF DETAILLE

Ref : CG-11376

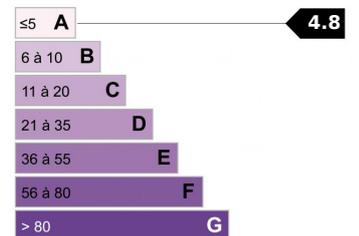
<b>Surface :</b>	171.2 M <sup>2</sup>	<b>Etage :</b>	Ground floor
<b>Style immeuble :</b>		<b>Exposition :</b>	South-west
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	4	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	3	<b>Eau chaude :</b>	Collective
<b>Bains/Douches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

Logement économe



Logement énérgivore

Faible émission de GES



Forte émission de GES

NICE CIMIEZ: In one of Cimiez's most sought-after residences, just ten minutes from the town center, remarkable 171.20 m<sup>2</sup> garden-level 4-room apartment with large 75 m<sup>2</sup> southwest-facing terrace, unoverlooked.

This exceptional property comprises an entrance hall, a spacious, light-filled 44.51 m<sup>2</sup> 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.

Agence NP Promenade

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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](http://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