

APARTMENT - 4 PIÈCE(S) - 116 M<sup>2</sup>

750 000 €



DESSCRIPTIF DÉTAILLÉ

Ref : LF-11372

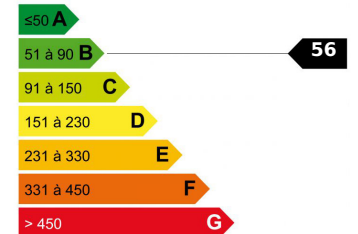
Surface : 116 M<sup>2</sup>  
Style immeuble : Bourgeois  
Etat : Requires renovation  
Pièces(s) :

Étage :  
Exposition :  
Ville :  
Chauffage :

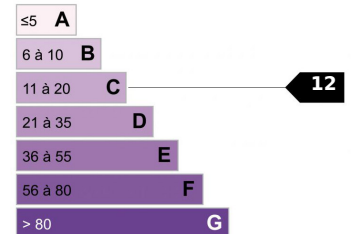
<b>Chambre(s) :</b>	3	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	28 M <sup>2</sup>	<b>Cave :</b>	1
<b>Balcon(s) :</b>	2 M <sup>2</sup>	<b>Taxe foncière :</b>	2 348,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC



Logement économe



Logement énéraivore  
Faible émission de GES



Forte émission de GES

NICE/ MUSICIENS: We offer this bourgeois T4 apartment (116 m<sup>2</sup>) with 4 balconies for renovation. This property combines old-world charm with modern comfort. With a generous surface area of 116 m<sup>2</sup>, this apartment offers a pleasant, bright living space.

As soon as you enter, you'll be seduced by the vast 28 m<sup>2</sup> living room, ideal for entertaining or relaxing with the family. The apartment has three spacious bedrooms, perfect for a family or office. The bathroom is functional and well-appointed, offering everything you need for your daily comfort.

The kitchen provides a pleasant setting for preparing meals. What's more, this apartment benefits from four balconies, giving you the opportunity to enjoy the outdoors and natural light throughout the day, thanks to its east-west orientation.

Heating is collective, with a gas-fired system and radiators, guaranteeing gentle, even warmth in all rooms. Located on the second floor of a five-storey building, this apartment is accessible by elevator.

In addition, there's a cellar for storing your belongings. This property is located in a well-maintained condominium offering a pleasant, secure living environment.

Agence NP Promenade

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Close to tramway and local shops.  
Fees included at seller's expense.

**PRESTATIONS** : Double glazing, Lift, Intercom, Security door