

APARTMENT - 1 PIÈCE(S) - 30 M<sup>2</sup>

225 000 €

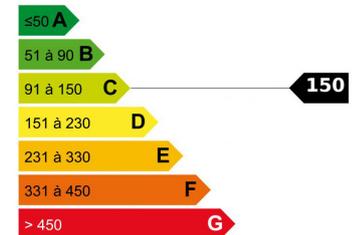


DESCRIPTIF DETAILLE

Ref :

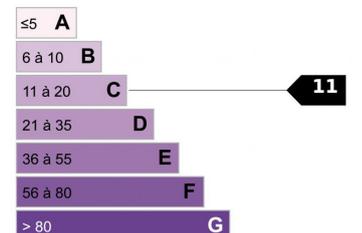
<b>Surface :</b>	30 M <sup>2</sup>	<b>Etage :</b>	2nd
<b>Style immeuble :</b>		<b>Exposition :</b>	South-west
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Courtyard
<b>Pièces(s) :</b>	1	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	0	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	NC	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	856,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE DOWNTOWN: Rue de Léopante, in a beautiful Art Deco building with janitor and elevator, magnificent 30 m2 studio elegantly renovated a few years ago with refined fittings, retaining its old-world charm.

This south-west-facing apartment boasts plenty of natural light and high ceilings. It can be sold furnished.

In absolute calm, it comprises an entrance hall, a light-filled living room with a fully-equipped kitchen opening onto an inner courtyard, a shower room and a separate toilet.

Reversible air conditioning, double glazing, original herringbone parquet flooring...

Close to all local shops and amenities.

A cellar completes this property.

Ideal for main residence, pied-à-terre or rental investment.

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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, Internet, Lift, Concierge, Optical fiber, Digicode, Caretaker