

APARTMENT - 5 PIÈCE(S) - 173.62 M<sup>2</sup>

1 580 000 €

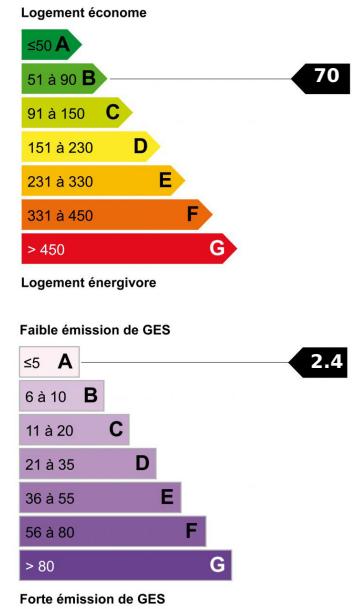


## DESCRIPTIF DETAILLE

Ref :

Surface :	173.62 M <sup>2</sup>
Style immeuble :	
Etat :	Excellent condition
Pièces(s) :	5
Chambre(s) :	4
Bains/Douches :	2
Toilette(s) :	1
Surface séjour :	NC
Balcon(s) :	NC
Terrasse(s) :	1 M <sup>2</sup>

Etage :	2nd
Exposition :	South-west
Vue :	Panoramic
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	1
Cave :	1
Taxe foncière :	3 127,00 €
Charges :	NC



NICE GAIRAUT / RIMIEZ: Located in the heart of the sought-after residential area of Gairaut / Rimiez, within a private, secure estate, this sublime 5-room luxury family apartment offers a privileged living environment, combining calm and security, while remaining close to the center of Nice.

With approximately 175 m<sup>2</sup> of living space, this exceptional apartment boasts a magnificent view of the sea and hills, generous volumes and remarkable luminosity thanks to its many bay windows and ideal south-west exposure.

The layout is perfectly suited to family life: an entrance hall with storage cupboards, a vast living room with a fully equipped kitchen opening onto an exceptional 170 m<sup>2</sup> terrace, a true extension of the interior space with a jacuzzi, a fitness area and several relaxation areas.

The night space, harmoniously separated from the reception area, comprises: four bedrooms, one of which is en suite with its own bathroom with bath, shower and toilet, a guest toilet, a shower room with toilet, a bathroom with toilet.

Agence NP Promenade

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This property offers rare comfort and a real feeling of home.

The environment is particularly appreciated for its tranquility, the quality of the neighborhood and its proximity to schools, crèches, shops and transport. Immediate proximity to the Gairaut canal.

Excellent DPE in B, double glazing, electric roller shutters, reversible ducted air conditioning...

A large garage with electric charging station and mezzanine storage space, plus a room that can be used as a cellar, complete this unique apartment on the market. Parking space in front of the garage and apartment.

Information on the risks to which this property is exposed is available on the Géorisques website  
<http://georisques.gouv.fr>

**PRESTATIONS :** Air-conditioning, Electric car terminal, Double glazing, Sliding windows, Internet, Jacuzzi, Electric shutters, Optical fiber, Security door, Videophone