

APARTMENT - 4 PIÈCE(S) - 76.34 M<sup>2</sup>

695 000 €



DESCRIPTIF DETAILLE

Ref : MSE-11397

<b>Surface :</b>	76.34 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>	BOURGEOIS	<b>Exposition :</b>	North, South
<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>	Individual
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	NC	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	6 M <sup>2</sup>	<b>Taxe foncière :</b>	1 408,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

NICE CENTER / MUSICIENS : Located on the top floor of a beautiful 1912 bourgeois building with an elevator, with all amenities within walking distance and the sea less than 5 minutes away, this superb, renovated and air-conditioned 4-room apartment comprises an entrance hall, a living room with a high-end, fully equipped kitchen opening onto a lovely south-facing balcony, three bedrooms with cupboards, one of which is en suite with a private shower room and a loggia, a bathroom, and a separate WC. Very bright and with a south-north orientation, this apartment is ideal for a family but will also appeal to buyers looking for a second home. Agency fees of 5% included, payable by the sellers.

**PRESTATIONS :** Air-conditioning, Double glazing, PVC window, Fire alarm system, Lift, Digicode, Intercom, Security door

Logement économe

≤50 **A**

51 à 90 **B**

Faible émission de GES

≤5 **A**

**3.8**

6 à 10 **B**

11 à 20 **C**

21 à 35 **D**

36 à 55 **E**

56 à 80 **F**

> 80 **G**

Forte émission de GES