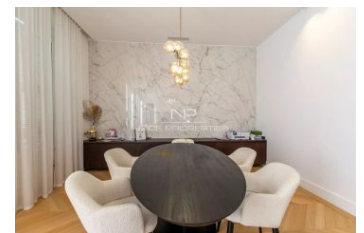


APARTMENT - 4 PIÈCE(S) - 165.61 M<sup>2</sup>

1 490 000 €



DESCRIPTIF DETAILLE

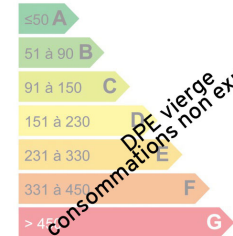
Ref : 86773739

<b>Surface :</b>	165.61 M <sup>2</sup>	<b>Etage :</b>	2nd
<b>Style immeuble :</b>	NIÇOIS	<b>Exposition :</b>	East, 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>	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>	NC	<b>Taxe foncière :</b>	2 156,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

NICE CENTER / MUSICIENS : Located at the end of the Musiciens' area, close to all amenities, the TGV train station, and the new Iconic shopping center, on the middle floor of a beautiful late 19th-century Nice building with elevator, this magnificent 166 sq m 3-bedroom apartment has been renovated and air-conditioned and features a large balcony. Facing east-west, bathed in natural light thanks to its large windows and high ceilings, this family apartment has recently undergone a luxurious renovation. It comprises a spacious entrance hall with storage, a splendid living room with dining area, a separate, high-end fitted kitchen, three bedrooms, including a master suite with dressing room and bathroom, a shower room, a laundry room, and a guest WC. The apartment's perfect layout and the quality of the materials are sure to impress. Agency fees of 6% are included and payable by the seller.

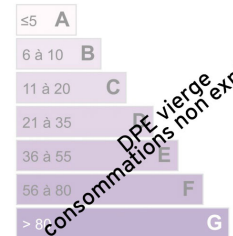
**PRESTATIONS :** Air-conditioning, Double glazing, PVC window, Simple flow ventilation, Fire alarm system, Lift, Digicode, Intercom, Security door

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

DPE vierge  
consommations non exploitables

DPE vierge  
consommations non exploitables