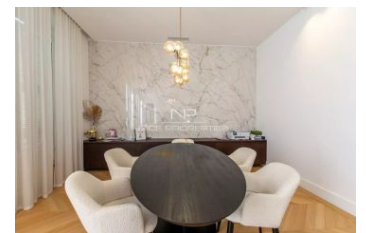


APARTMENT - 4 PIÈCE(S) - 165.61 M<sup>2</sup>

1 490 000 €

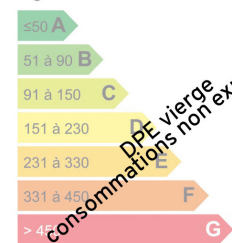


DESCRIPTIF DETAILLE

Ref : 11398

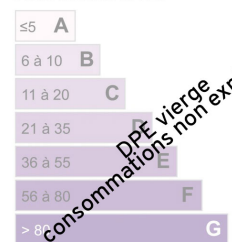
<b>Surface :</b>	165.61 M <sup>2</sup>	<b>Etage :</b>	2nd
<b>Style immeuble :</b>	NIÇOIS	<b>Exposition :</b>	East, West
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	4	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	3	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</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

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

DPE vierge  
consommations non exploitables

DPE vierge  
consommations non exploitables

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