

APARTMENT - 3 PIÈCE(S) - 116 M<sup>2</sup>

519 000 €

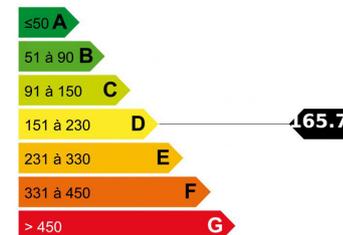


DESCRIPTIF DETAILLE

Ref : 11411

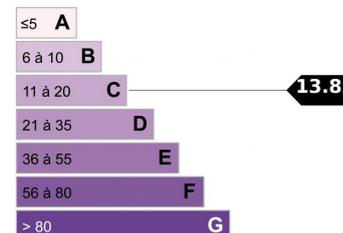
<b>Surface :</b>	116 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>	Bourgeois	<b>Exposition :</b>	West, South
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Collective
<b>Bains/Douches :</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>	NC
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	1 519,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE CENTER / CARRÉ D'OR: NPrime location just 400 meters from the sea, on the 5th and top floor of a period building, accessible by elevator to the 4th floor, close to all amenities, this unique and charming apartment, with its sloping ceilings and exposed beams, offers 116 sq m of floor space and almost 50 sq m of living space (Carrez Law).

The entrance hall leads to the living room with an open-plan, fully equipped kitchen including a central island, the master bedroom with a built-in wardrobe and two large closets, a bathroom with bathtub, shower, and toilet, a laundry area, and a separate toilet with a washbasin. Two mezzanine levels provide two attic bedrooms, each with a double bed.

The apartment benefits from 12 Velux windows facing south and west, equipped with voice-activated electric shutters and offering unobstructed views over the rooftops. Features include home automation, reversible air conditioning, double glazing, electric shutters, and ample storage under the eaves. A must-see.

Agency fee included at the expense of the seller.

**PRESTATIONS :** Air-conditioning, Home automation, Double glazing, Electric shutters, Lift, Optical fiber, Digicode, Intercom