

APARTMENT - 3 PIÈCE(S) - 80 M²

690 000 €

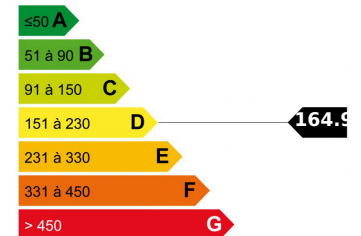


DESCRIPTIF DETAILLE

Ref : 11419

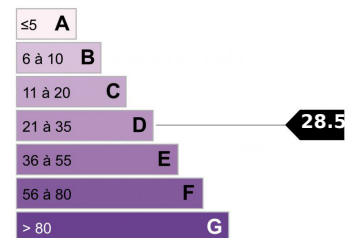
Surface :	80 M ²	Etage :	Top floor
Style immeuble :	NIÇOIS	Exposition :	East, West
Etat :	Excellent condition	Vue :	Unobstructed
Pièces(s) :	3	Chauffage :	Air-conditioning
Chambre(s) :	2	Eau chaude :	Individual
Bains/Douches :	1	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	NC
Surface séjour :	47.96 M ²	Cave :	1
Balcon(s) :	5.7 M ²	Taxe foncière :	1 500,00 €
Terrasse(s) :	NC	Charges :	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE CENTER / RÉPUBLIQUE : Located just a few minutes' walk from Place Garibaldi, the tramway, and the gardens of the new Promenade du Paillon (Coulée Verte), with all amenities within easy reach (including the TNL shopping center), this top-floor apartment in a beautifully renovated Nice building with an elevator, facing east and west, has undergone a particularly meticulous renovation. It features stunning solid wood parquet flooring with a Versailles pattern, abundant natural light, and double-glazed windows with child safety features. The quality of the materials used, the stylish decor, the large windows, and the ceilings over three meters high are undeniable assets that make this apartment extremely pleasant to live in. The elegant entrance hall leads to all the rooms: a large living/dining room opening onto a west-facing balcony, a fully equipped, high-end kitchen with a window, two spacious bedrooms, a splendid walk-in shower, and a separate WC with a washbasin. Air-conditioned on the west side and bathed in natural light, it will delight its future owners with its functionality and ample storage. In addition, the apartment includes a lovely 7 sq m cellar with lighting and an electrical outlet. Agency fees of 5% are included and payable by the seller.

PRESTATIONS : Air-conditioning, Double glazing, Aluminum window, Simple flow ventilation,

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Outdoor lighting, Fire alarm system, Lift, Optical fiber, Digicode, Intercom, Security door