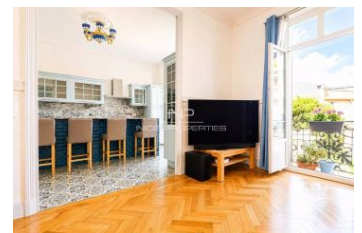
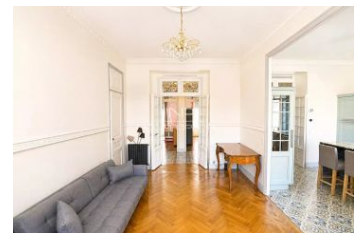


APARTMENT - 4 PIÈCE(S) - 108.18 M²

1 170 000 €

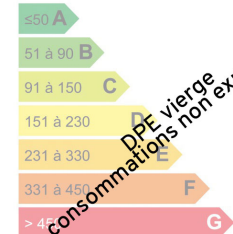


DESCRIPTIF DETAILLE

Ref : 87002640

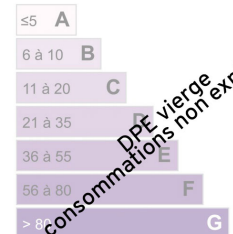
Surface :	108.18 M ²	Etage :	2nd
Style immeuble :	Belle Epoque	Exposition :	East, West
Etat :	Excellent condition	Vue :	Unobstructed
Pièces(s) :	4	Chauffage :	Underfloor
Chambre(s) :	3	Eau chaude :	Individual
Bains/Douches :	2	Parking(s) :	NC
Toilette(s) :	2	Garage(s) :	NC
Surface séjour :	NC	Cave :	NC
Balcon(s) :	NC	Taxe foncière :	1 943,00 €
Terrasse(s) :	NC	Charges :	NC

Logement économe



Logement économe

Faible émission de GES



Forte émission de GES

NICE / GOLDEN SQUARE: EXCLUSIVE. Located on the second floor of a historic bourgeois building from 1900 with an elevator, this crossing four-room apartment offers a rare architectural signature, with noble materials. This property in excellent condition stands out for its absolute quietness and natural brightness, without direct overlooking.

An interior that blends tradition and modernity. Imported Italian tiling with underfloor heating welcomes you. The living room and bedrooms display elegance thanks to a herringbone parquet floor and a ceiling height of 3.60 meters.

The sleeping area consists of a master suite with a bathroom, two children's bedrooms, a shower room, and a separate toilet.

The kitchen combines solid wood furniture with marbles cut from unique pieces. High-end appliances complete the ensemble.

Details include: custom stained glass windows made by the prestigious Parisian house Fany Glass,

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : info@nice-properties.fr

Italian chandeliers, and three balconies.

Rare on the market, the apartment incorporates high-tech features for complete autonomy and comfort, such as: 18 solar panels, a fully purified water system, and air conditioning.

A large attic completes this property. Ideal family apartment, close to amenities and local shops.

Agency fees are at the expense of the buyer.

Information on the risks this property is subject to is available on the Georisques website:
georisques.gouv.fr

PRESTATIONS : Water softener, Air-conditioning, Double glazing, Solar panels, Electric shutters, Lift, Optical fiber, Bike rental, Alarm system, Digicode, Intercom, Video security, PVC window, Home automation, Internet