Agence NP Promenade

2, rue Halévy - Le Ruhl
06000 Nice
Tél : +33 (0)4 92 07 09 50
Email : info@nice-properties.fr

APARTMENT - 3 PIÈCE(S) - 99 M²

790 000 €









DESCRIPTIF DETAILLE

Ref : LF-11531

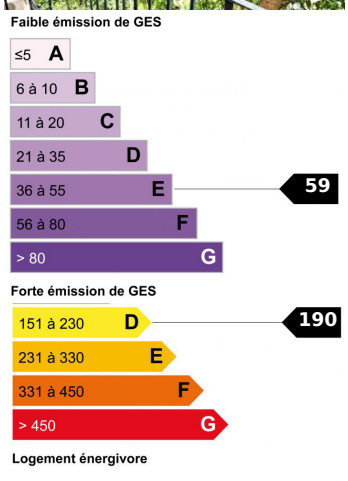
Surface :	99 M²	**Etage :**	3rd
Style immeuble :	ART DECO	**Exposition :**	South
Etat :	Requires renovation	**Vue :**	City
Pièces(s) :	3	**Chauffage :**	Radiator
Chambre(s) :	2	**Eau chaude :**	Individual
Bains/Douches :	1	**Parking(s) :**	NC
Toilette(s) :	1	**Garage(s) :**	NC
Surface séjour :	NC	**Cave :**	NC
Balcon(s) :	1.1 M²	**Taxe foncière :**	1 956,00 €
Terrasse(s) :	NC	**Charges :**	NC

NICE / CITY CENTER: Located on the third floor of an elegant Art Deco building, this spacious 4/3-room apartment charms with its character and generous volumes.
The entrance leads to a bright south-facing double living room opening onto a balcony, featuring beautiful original parquet flooring that adds great charm to the living area.
The separate kitchen opens onto a second balcony with a pleasant open view.
The apartment also includes two bedrooms located on opposite sides of the property, one of which has its own balcony, a shower room, and separate toilets.
A dressing room completes this property, full of authentic character and strong potential.

Quiet and bright thanks to its pleasant exposure, the apartment enjoys a peaceful atmosphere.

Ideally located just 2 minutes from shops, 5 minutes from the tramway, and 8 minutes from the beaches, this apartment to renovate represents a great opportunity in a charming building.

Agence fees included at the charge of the seller.



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Information regarding the risks to which this property is exposed is available on the georisques.gouv.fr website.

PRESTATIONS : Lift, Intercom, Security door