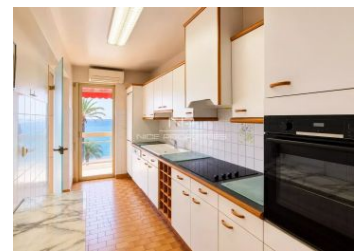


APARTMENT - 3 PIÈCE(S) - 112.67 M²

1 225 000 €

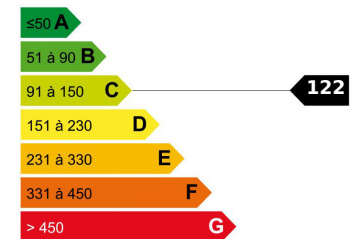


DESCRIPTION DÉTAILLÉE

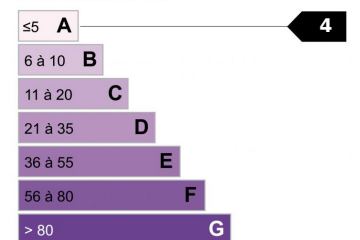
Ref: 1123

Surface :	112.67 M ²	Etage :	3rd
Style immeuble :	Récent	Exposition :	NC
Etat :	Requires renovation	Vue :	Panoramic
Pièces(s) :	3	Chauffage :	Radiator
Chambre(s) :	2	Eau chaude :	Collective
Bains/Douches :	2	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	NC
Surface séjour :	29.85 M ²	Cave :	1
Balcon(s) :	7 M ²	Taxe foncière :	2 400,00 €
Terrasse(s) :	1 M ²	Charges :	NC

Logement économe



Faible émission de GES



Forte émission de GES

NICE: In the heart of one of the best part of Promenade des Anglais, come and discover this crossing apartment of 112sqm, currently arranged in three rooms, offering many possibilities for transformation and customization.

Enjoying excellent brightness thanks to its dual exposure, this property stands out for its beautiful volumes, its privileged location, and its remarkable potential for enhancement. Renovation will allow a complete rethinking of the spaces to create a modern and elegant living environment meeting current requirements.

Right from the entrance, the apartment reveals large, easily configurable surfaces. The reception room, generous and bright, can be redesigned to accommodate a large open living space with an integrated kitchen. The two bedrooms benefit from comfortable sizes and fit perfectly into a high-standard renovation project.

The dwelling also has two shower rooms and two toilets, including a separate WC, ensuring

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06000 Nice

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considerable comfort on a daily basis. Several configurations are possible to optimize each space and highlight all the assets of the property.

Its current layout allows both the realization of a spacious three-room apartment with contemporary features and the creation of a true four-room apartment according to the needs and projects of future buyers.

A cellar completes this property.

Opportunity at just steps from the sea, shops, transportation, and all amenities.

Agency included at the charge of the seller.

For more information on the risks to which this property is exposed, visit: georisques.gouv.fr

PRESTATIONS : Air-conditioning, Lift, Intercom, Security door, Sliding windows