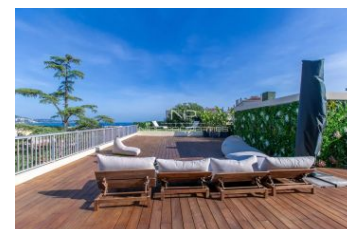


APARTMENT - 5 PIÈCE(S) - 132.8 M<sup>2</sup>

1 590 000 €

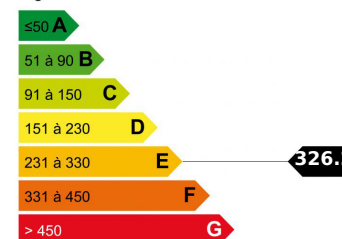


## DESRIPTIF DETAILLE

Ref : 11329

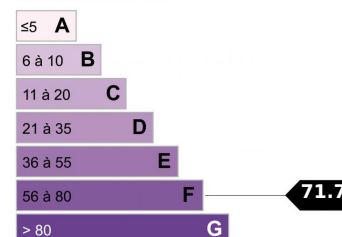
<b>Surface :</b>	132.8 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	South
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	5	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	4	<b>Eau chaude :</b>	Collective
<b>Bains/Douches :</b>	3	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	1
<b>Surface séjour :</b>	45.19 M <sup>2</sup>	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	4 637,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE Fabron neighborhood: Located in a quiet area, a few minutes' walk from shops, the tramway, and the sea, on the top floor of a luxury residence, exceptional 132 m<sup>2</sup> Penthouse opening onto a beautiful, single-story, nearly 280 m<sup>2</sup> terrace with panoramic views of the sea, the hills, and the city. With its direct elevator access, the only apartment on the floor, this luxuriously renovated apartment is a joy to live in daily. It consists of an entrance, living and dining rooms, semi-open high-end kitchen, three bedrooms with closets, two of which are en suite, storage, laundry room, large cellar, and 25m<sup>2</sup> garage. Independent 18 m<sup>2</sup> studio at the foot of the building. A must-see. Fees of 5% included charged to the seller.

The information about the risks to which this property is exposed is available on the GéoRisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

**PRESTATIONS :** Air-conditioning, Double glazing, PVC window, Electric awnings, Electric shutters, Irrigation sprinkler, Barbecue, Outdoor lighting, Lift, Optical fiber, Bike storage room, Alarm system, Electric gate, Security door, Videophone