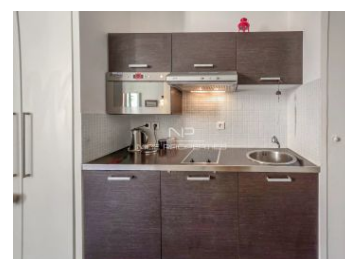


APARTMENT - 1 PIÈCE(S) - 27.04 M²

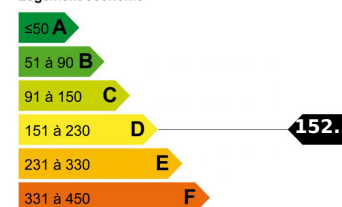
289 000 €



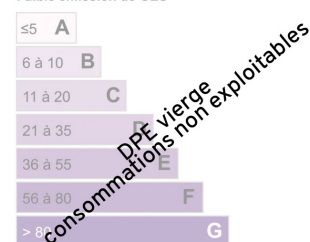
Surface :	27.04 M ²
Style immeuble :	NICOIS
Etat :	Excellent condition
Pièces(s) :	1
Chambre(s) :	0
Bains/Douches :	1
Toilette(s) :	NC
Surface séjour :	22.21 M ²
Balcon(s) :	NC
Terrasse(s) :	NC

Etage :	3rd
Exposition :	South
Vue :	Unobstructed
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	NC
Cave :	NC
Taxe foncière :	800,00 €
Charges :	NC

Logement économe



Faible émission de GES



Forte émission de GES

NICE CENTRE / CARRE D'OR : Ideally located just steps from Place Masséna in a beautiful building with a renovated façade and common areas, this is a stunning, air-conditioned 27 m² (Carrez law) studio in excellent condition. The apartment features a living area with an open-plan kitchen and a spacious shower room with a toilet, all finished to a high standard. An ideal choice for a rental investment or a holiday home—early viewing recommended. Short-term rentals permitted. Agency fees of 5% included, payable by the seller.

PRESTATIONS : Double glazing, Lift, Intercom, Videophone, Microwave oven, Refrigerator, Air-conditioning, PVC window, Fire alarm system, Optical fiber, Security door