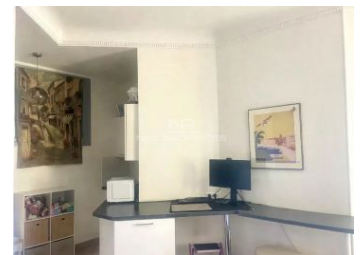


APARTMENT - 1 PIÈCE(S) - 24 M²

199 000 €

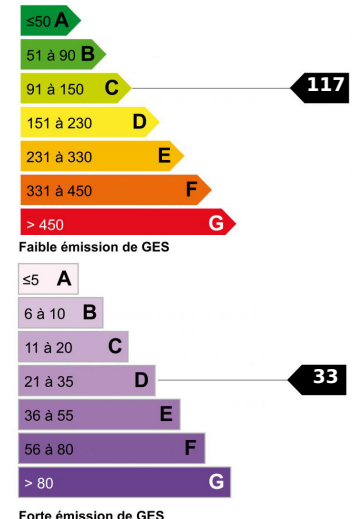


DESRIPTIF DÉTAILLÉ

Ref : LF-11492

Surface :	24 M²	Etage :	5th
Style immeuble :	Art Deco	Exposition :	East
Etat :	Good condition	Vue :	City
Pièces(s) :	1	Chauffage :	Radiator
Chambre(s) :	0	Eau chaude :	Collective
Bains/Douches :	1	Parking(s) :	NC
Toilette(s) :	NC	Garage(s) :	NC
Surface séjour :	NC	Cave :	NC
Balcon(s) :	NC	Taxe foncière :	850,00 €
Terrasse(s) :	NC	Charges :	NC

Logement économe



NICE/ MUSICIENS:Live the Nice lifestyle in one of the most sought-after areas!

In the heart of the *Musicians District*, steps away from the Victor Hugo tram station and all shops, this *charming 24 sqm studio* is located on the *5th floor* of a beautiful *Art Deco building* with an *elevator*.

Bright and well-designed, it offers:

- A main living area of 20 sqm* with *high ceilings* and *East-facing* exposure
- A *small equipped kitchen*
- A *shower room* with WC
- *Air conditioning* for year-round comfort

In *very good condition*, it is perfect as a *pied-à-terre* in central Nice or as a *highly profitable rental investment* in a high-demand area.

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : info@nice-properties.fr

Exceptional location: Shops 50 meters away, convenience stores at the foot of the building, tram at 2 minutes walk.

A rare opportunity at this price in this area! To visit quickly.

Agence fees included at the charge of the seller

PRESTATIONS : Lift, Intercom, Air-conditioning, Electric shutters, Concierge