

APARTMENT - 3 PIÈCE(S) - 71 M²

420 000 €



DESCRIPTIF DETAILLE

Ref : VV-11523

Surface :	71 M ²	Etage :	1st
Style immeuble :	Niçois	Exposition :	North-west
Etat :	Good condition	Vue :	Unobstructed
Pièces(s) :	3	Chauffage :	Convactor
Chambre(s) :	1	Eau chaude :	Individual
Bains/Douches :	1	Parking(s) :	NC
Toilette(s) :	NC	Garage(s) :	NC
Surface séjour :	NC	Cave :	NC
Balcon(s) :	NC	Taxe foncière :	800,00 €
Terrasse(s) :	NC	Charges :	NC

OLD NICE: Located in a traditional Niçois building with a lift, this charming 2-bedroom apartment enjoys an exceptional location at the entrance to Old Nice, overlooking the Coulée Verte, just 100 metres from Place Masséna and Place Garibaldi.

The apartment features a bright living room, a spacious bedroom and a fully equipped kitchen. Its three windows, situated above a bookshop, offer an unobstructed view of the Coulée Verte.

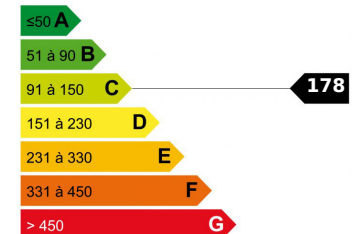
Facing north-west, the apartment benefits from double glazing and individual utility systems.

Shops, restaurants and tram stops are just steps away, making this an ideal place to enjoy the charm and lifestyle of Nice.

Agency fees included in the sale price and payable by the seller. Information regarding the risks to which this property is exposed is available at georisques.gouv.fr.

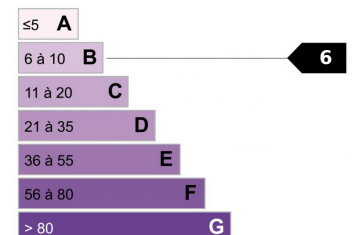
PRESTATIONS : Double glazing, Intercom, Lift

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES