

APARTMENT - 1 PIÈCE(S) - 21.05 M²

280 000 €



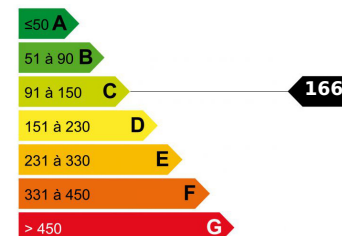
DESCRIPTIF DETAILLE

Ref : 11526

Surface :	21.05 M²
Style immeuble :	Bourgeois
Etat :	Excellent condition
Pièces(s) :	1
Chambre(s) :	0
Bains/Douches :	1
Toilette(s) :	NC
Surface séjour :	NC
Balcon(s) :	NC
Terrasse(s) :	NC

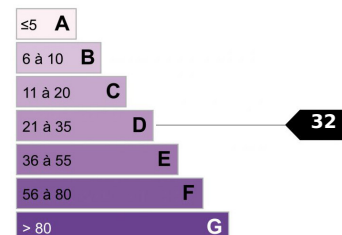
Etage :	Top floor
Exposition :	South
Vue :	Unobstructed
Chauffage :	Air-conditioning
Eau chaude :	Collective
Parking(s) :	NC
Garage(s) :	NC
Cave :	NC
Taxe foncière :	440,00 €
Charges :	NC

Logement économe



Logement économe

Faible émission de GES



Forte émission de GES

NICE CITY CENTER / CARRÉ D'OR: A prime location just 400 meters from the sea, situated on the 5th and top floor of a classic bourgeois-style building (accessible by elevator up to the 4th floor). Close to all amenities, this beautiful, unique property exudes immense charm; it features a sloped ceiling with exposed beams, offering 21 m² of "Carrez" (habitable) floor area and a total footprint of 47.2 m².

The entrance leads into the main living area, which includes an open-plan, fully equipped kitchen, a bathroom (with a tub, shower, and toilet), a laundry space, and a mezzanine level under the eaves with a double bed and storage.

The property is illuminated by three south-facing Velux roof windows—featuring a centralized opening/closing system and equipped with electric shutters.

Includes reversible air conditioning, double glazing, and ample storage space tucked under the eaves.

A must-see.

Agency fees of 5% are included and payable by the seller. Information regarding the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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PRESTATIONS : Air-conditioning, Home automation, Double glazing, Electric shutters, Lift, Optical fiber, Digicode, Intercom