

APARTMENT - 1 PIÈCE(S) - 28.05 M²

349 000 €



DESCRIPTIF DETAILLE

Ref : 11527

Surface :	28.05 M²	Etage :	Top floor
Style immeuble :	Bourgeois	Exposition :	West, South
Etat :	Excellent condition	Vue :	Unobstructed
Pièces(s) :	1	Chauffage :	Air-conditioning
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 :	930,00 €
Terrasse(s) :	NC	Charges :	NC

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" building (accessible by elevator up to the 4th floor). Close to all amenities, this beautiful, unique property—full of character—features sloped ceilings and exposed beams. It offers 28 m² of living space (Carrez law) and a total floor area of 64.7 m². The entrance leads into the main living area, which includes an open-plan, fully equipped kitchen, a shower room with a toilet, and a mezzanine level under the eaves featuring a double bed and storage space.

The property is illuminated by 6 Velux skylights with a centralized opening/closing system; facing south and west, they are all equipped with electric shutters.

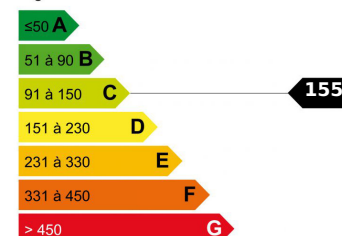
Includes reversible air conditioning, double glazing, and ample storage space tucked under the eaves.

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

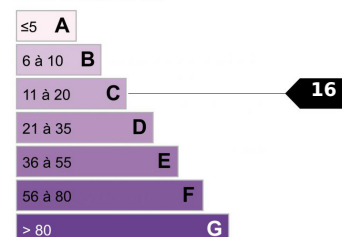
PRESTATIONS : Air-conditioning, Home automation, Double glazing, Electric shutters, Lift, Optical

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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