Agence NP Promenade

2, rue Halévy - Le Ruhl
06000 Nice
Tél : +33 (0)4 92 07 09 50
Email : info@nice-properties.fr

APARTMENT - 3 PIÈCE(S) - 88 M²

420 000 €





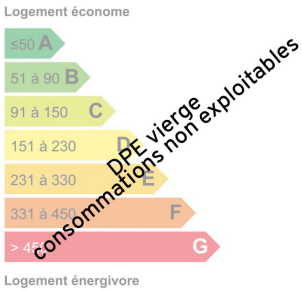


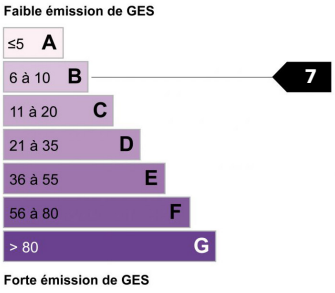


DESCRIPTIF DETAILLE

Ref : VV-11538

Surface :	88 M²	**Etage :**	3rd
Style immeuble :	NICOIS	**Exposition :**	South-east
Etat :	Good condition	**Vue :**	Unobstructed
Pièces(s) :	3	**Chauffage :**	Convector
Chambre(s) :	1	**Eau chaude :**	Individual
Bains/Douches :	1	**Parking(s) :**	NC
Toilette(s) :	NC	**Garage(s) :**	NC
Surface séjour :	22.82 M²	**Cave :**	NC
Balcon(s) :	NC	**Taxe foncière :**	1 010,00 €
Terrasse(s) :	NC	**Charges :**	NC





NICE / VIEUX NICE: Located in the heart of Old Nice, this charming 2-bedroom apartment with a mezzanine, offering 78.78 sqm of Carrez Law living space, enjoys a prime location within a historic building.

It stands out for its spacious interiors, exposed wooden beams and numerous windows, providing abundant natural light and a direct view of a true architectural gem of Old Nice. Double glazing ensures additional comfort, while the layout offers excellent potential for customization.

Just steps away from shops, restaurants, beaches and all amenities, the property enjoys an ideal location to fully experience the Nice lifestyle.

A character-filled property, perfect for a rental investment, including Airbnb (permitted under the condominium regulations), or as a charming pied-à-terre.

Agency fees included at the charge of the seller.

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PRESTATIONS : Double glazing, Window shade, Intercom