

Appartement Nice 63 m²



PRIX DE VENTE : 620 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Exclusively, I offer you the opportunity to invest in this magnificent apartment in Nice, perfect for you, your family, friends, and/or tenants.

This newly renovated, high-end 2-bedroom apartment is located on the 3rd floor of a beautiful period building in a sought-after area of Nice, in the heart of the city, near the Foch/Lepante/Dubouchage intersection.

Discover with us this superb, south-facing apartment of approximately 65 m², comprising:

- a bright living room offering ample living space,
- a modern and functional open-plan kitchen,
- two comfortable bedrooms,
- two elegant bathrooms.

Each room has been designed to combine comfort, aesthetics, and optimized space.

The well-maintained building, equipped with an elevator, is conveniently located near shops, public transport, schools, and all amenities. This property represents an ideal opportunity to build a valuable asset, whether for a primary or secondary residence.

The advantages:

- Central and sought-after location
- Turnkey apartment, no work required
- Sunny and very quiet
- Fully furnished and equipped
- Close to all amenities

I would be delighted to show it to you as soon as possible; please contact us.

Agency fees payable by the seller

Property tax: €1,381/year

Service charges: approx. €280/quarter

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	63.11 m ²	Ascenseur :	Oui
Nombre de lots :	9	Taxe foncière :	€1.00	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

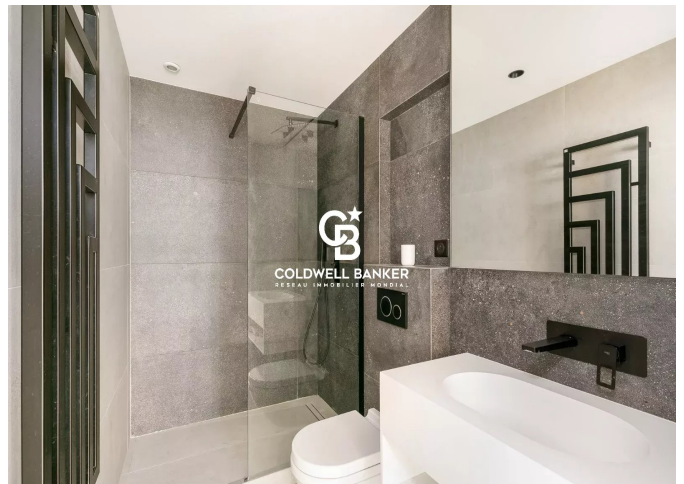
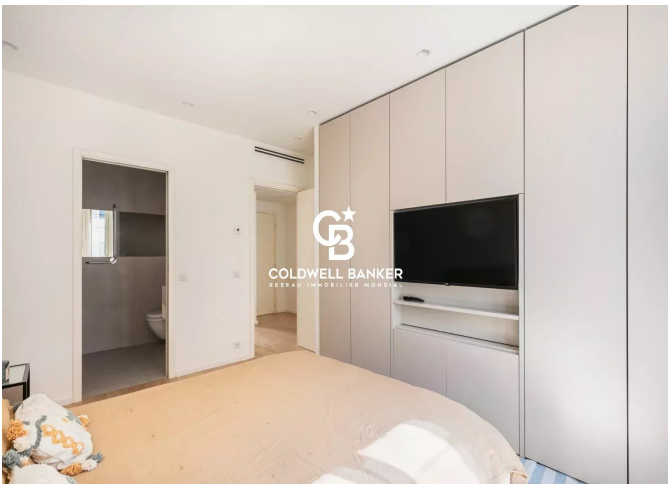
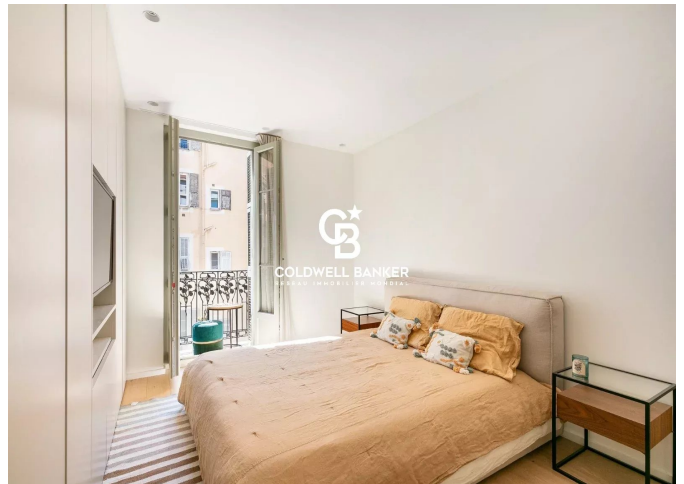
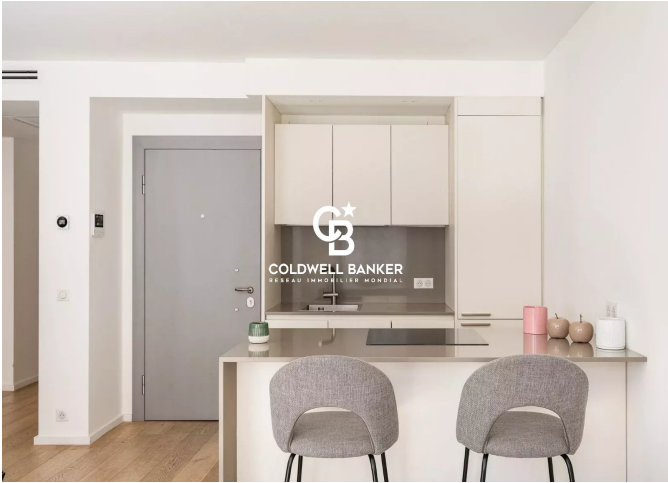
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 114

Indice d'émission de gaz à effet de serre (GES) : A 3



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