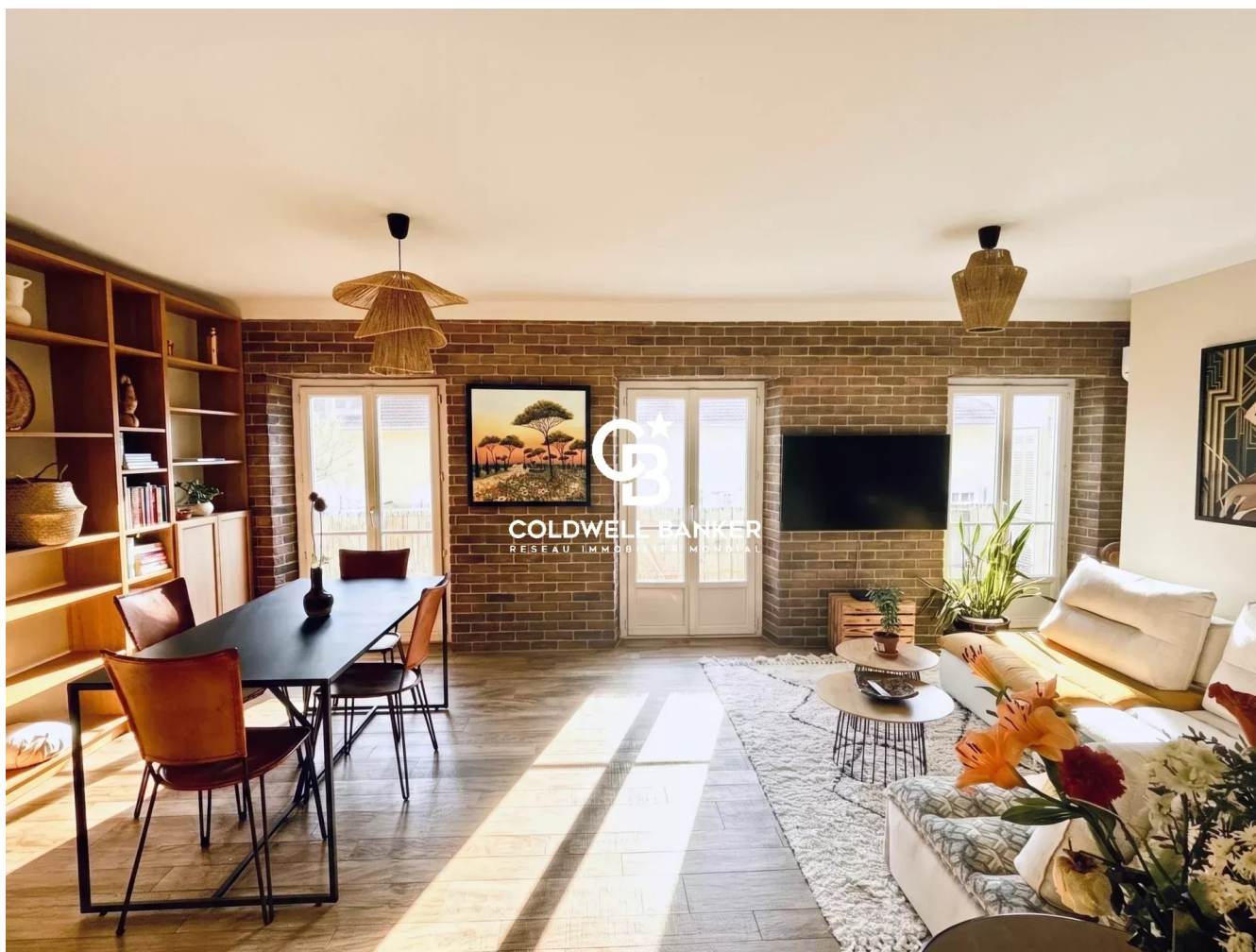


Appartement Nice 78 m²



PRIX DE VENTE : 425 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Nice – Carabacel District

Top-floor 2-bedroom apartment with balcony

Ideally located in the sought-after Carabacel district in the heart of Nice, this 78.77 sqm two-bedroom apartment is situated on the 5th and top floor of a well-maintained small condominium.

Enjoying a prime location close to shops, public transport and all city-center amenities, the property is just 5 minutes from the train station and 15 minutes from Nice International Airport.

The apartment offers a functional layout and generous volumes. It features a spacious and bright living room with a fully equipped open-plan kitchen, two bedrooms, a bathroom, a separate toilet, and a hallway with built-in storage cupboards.

A pleasant front-facing balcony extends the living space and provides an enjoyable outdoor area, perfect for relaxing and enjoying the mild Mediterranean climate from the top floor.

This property represents an excellent opportunity for a primary residence, a holiday home in Nice, or a rental investment.

Please note: the building does not have an elevator.

Additional information:

Agency fees payable by the seller

Condominium charges: €248 / quarter

Number of units in the condominium: 23

Property tax: 1140 EUR.

Information regarding potential risks to which this property is exposed is available on the Géorisques website.

Contact us today for more information or to arrange a viewing.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	78.77 m ²	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

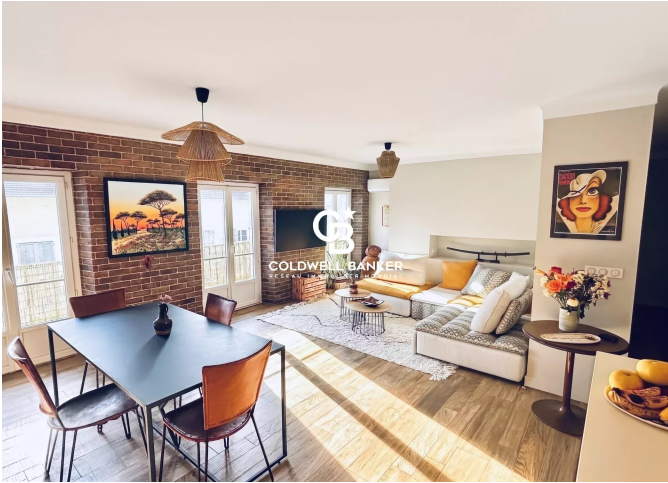
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 186

Indice d'émission de gaz à effet de serre (GES) : B 6



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