

Appartement Nice 153 m<sup>2</sup>

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PRIX DE VENTE : 1 190 000 €

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## DESCRIPTION

153 m<sup>2</sup> Top-Floor Apartment in Prestigious Residence with Pool – Cimiez

Located close to Clinique Saint-Georges and shops, this spacious 4-room apartment, in good overall condition, is set within a prestigious residence with a swimming pool, in a quiet cul-de-sac.

With a generous surface area of 153 m<sup>2</sup>, it boasts three terraces and a superb private 140 m<sup>2</sup> rooftop solarium, directly accessible from the apartment.

It comprises an entrance hall, a bright living room with fireplace, a spacious dining room, an independent kitchen, three bedrooms, two shower or bathrooms, separate toilets, and a walk-in closet.

Each room opens onto an outdoor space, offering a great sense of openness and unobstructed views.

Two cellars and a garage complete this rare property.

Seller's fees apply.

Monthly charges: €653

Property tax: €4,344.

Information on property risks is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	153.44 m <sup>2</sup>	Taxe foncière :	€4.00
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

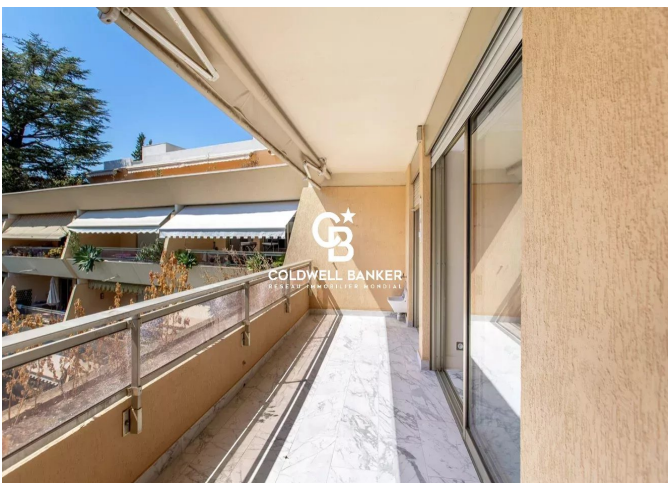
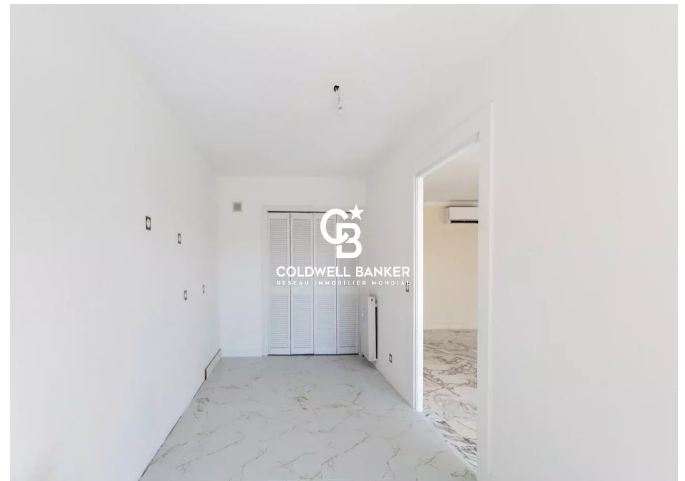
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 180

Indice d'émission de gaz à effet de serre (GES) : D 35



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