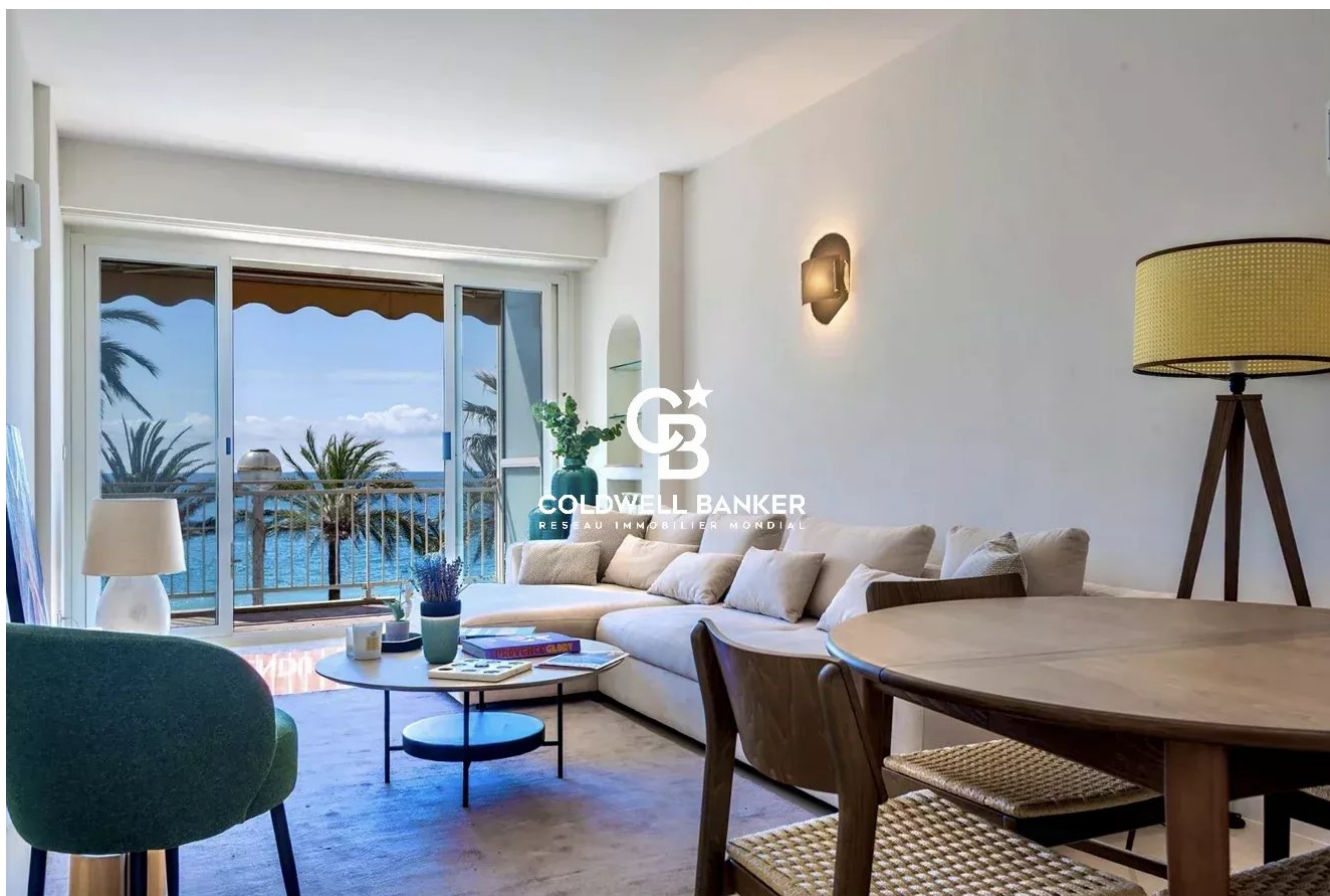


Appartement Nice 64 m²



PRIX DE VENTE : 795 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in the immediate vicinity of the city center, within a residence of good standing, discover this beautiful 3-room apartment crossing South/North of about 65 m².

It consists of a bright living room opening onto a south-facing terrace with panoramic sea views, an independent kitchen with possibility of opening on the living room, two quiet bedrooms at the back benefiting from a balcony access, a spacious bathroom as well as separate toilets.

A cellar completes this property. Possibility to acquire underground parking in a neighboring residence.

Its privileged location, a few steps from the tram and shops, makes it an ideal opportunity for a second home or a pied-à-terre on the famous Promenade des Anglais

The fees are at seller's expense.

Property tax : 1550 EUR

Information on the risks to which this property is exposed are available on the site Géorisques georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	64.61 m ²	Ascenseur :	Oui
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

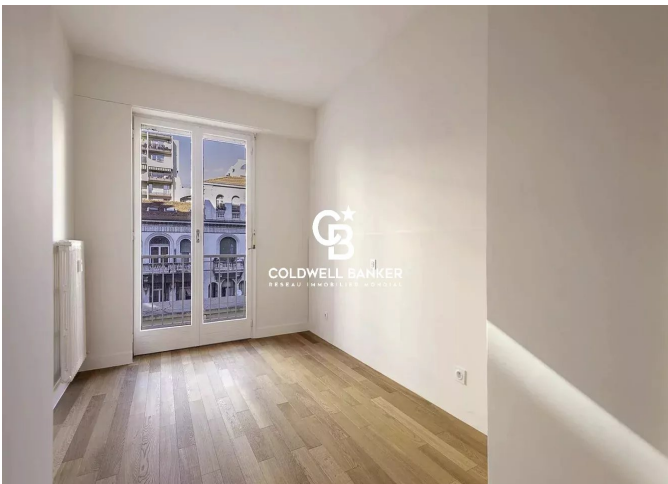
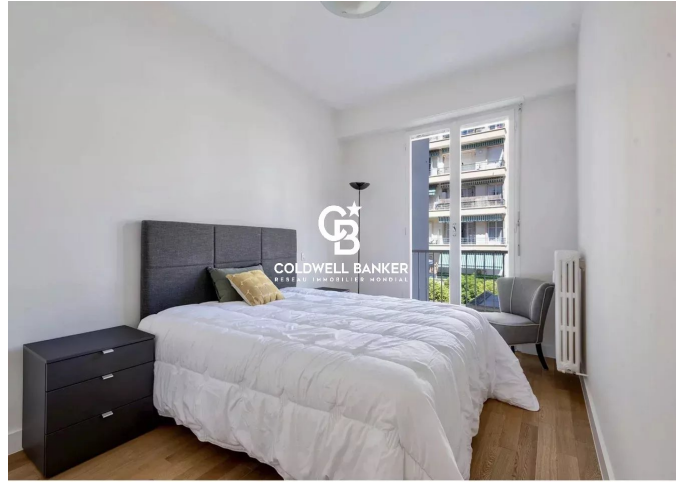
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 198

Indice d'émission de gaz à effet de serre (GES) : D 43



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