

Appartement Nice 36 m<sup>2</sup>

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PRIX DE VENTE : 448 000 €

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## DESCRIPTION

Located in the heart of the prestigious Port of Nice district, between Quai des Docks and Avenue Stalingrad, this superb 36m<sup>2</sup> one-bedroom apartment has been fully renovated and tastefully decorated.

Situated on the 3rd floor of a high-end secure residence with a concierge, it offers comfort and elegance in a privileged setting.

The bright living room opens onto a pleasant 8m<sup>2</sup> terrace, with a lovely glimpse of the sea. The modern, fully equipped open-plan kitchen integrates perfectly into the living space.

The bedroom, quiet and functional, features custom storage. An Italian-style shower room and separate WC complete the apartment. Solid oak flooring, reversible air conditioning, and high-quality finishes perfect the overall ambiance.

Its ideal location allows easy access to shops, Port restaurants, and beaches within just a few minutes on foot.

Agency fees payable by the seller.

Property tax: €1,214/year

Information on the risks to which this property is exposed is available on the Géorisques website:

[georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	36.01 m <sup>2</sup>	Ascenseur :	Oui
Nombre de lots :	240	Taxe foncière :	€1.00	NB de pièces :	2 rooms
NB de chambres :	1 bedroom				

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)

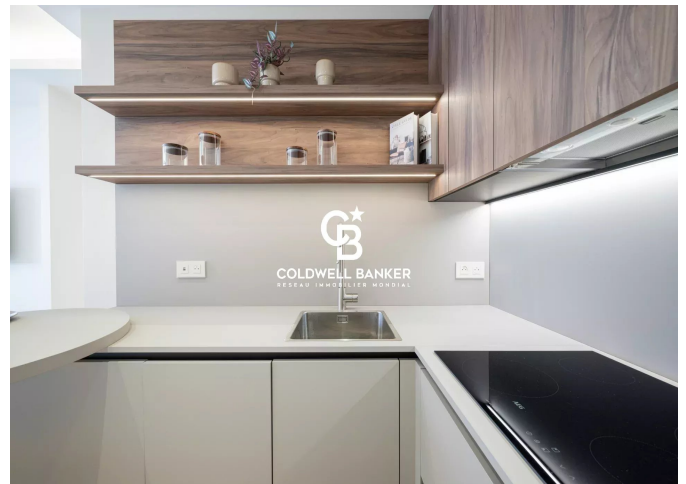
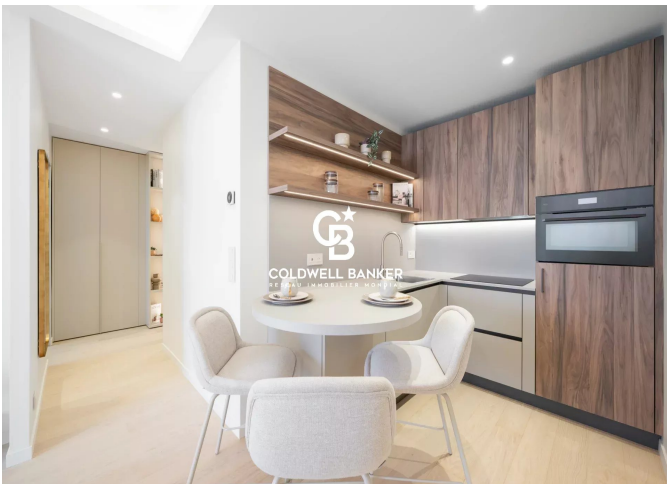
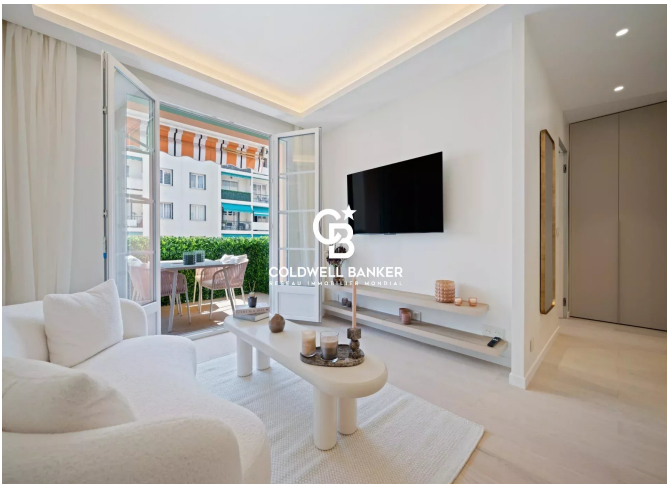
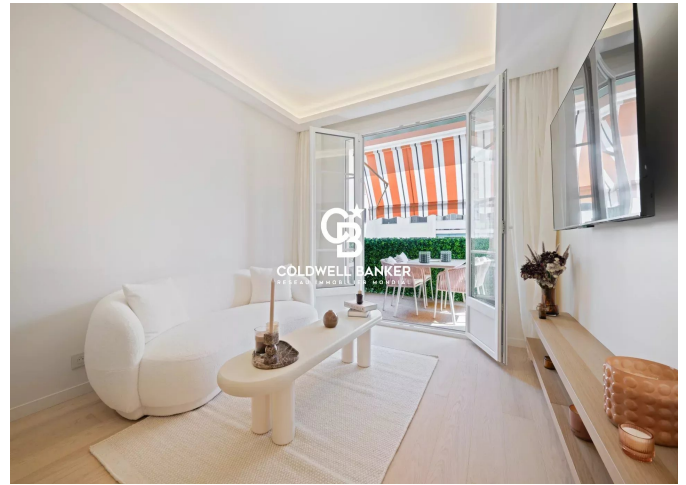
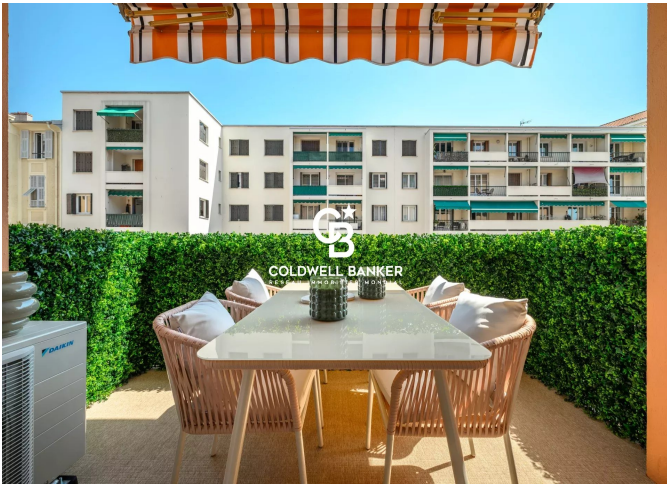
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 162

Indice d'émission de gaz à effet de serre (GES) : C 25



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