

395 000 €

Contact agency

Agence BBii

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For sale apartment

3 rooms

Surface : 63 m<sup>2</sup>

Year of construction : 1950

Exposition : Sud est

View : Dégagée

Hot water : Individuelle

Inner condition : excellent

Standing : bourgeois

Building condition : GOOD

Features :

lift, CALM, AIR CONDITIONING, double glazing

2 bedroom

1 shower

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

31/03/2025 - Prix T.T.C



### Apartment 8888-1 Nice

- NICE AT THE HEART OF LIBERATION - For sale Superb 3-room duplex apartment of 63m<sup>2</sup> with balcony and cellar In a quiet bourgeois building with a beautiful open view It is located on the 5th floor with elevator and has a real mezzanine bedroom under the roof. The property is composed of an entrance with large storage cupboards, a first bedroom of 12.5m<sup>2</sup> with its wardrobe, a bathroom with Italian shower as well as a separate toilet with its washbasin. A fitted and equipped American kitchen opens onto a dining room and a living room as well as a bar area for a living space of over 30m<sup>2</sup>, a small south-facing balcony allows you to recharge your batteries in the sun and enjoy the Liberation district. A beautiful spiral staircase gives access to the second bedroom on the mezzanine. Fully air-conditioned and refurbished with luxury amenities, the property is sure to be a hit. Its price: €395,000 including tax, payable by the purchasers

Fees and charges :

Annual current expenses 2 080 €

Well condominium

395 000 € fees included

