

488 000 €

Contact agency

Agence BBii

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For sale apartment

4 rooms

Surface : 99 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Year of construction : 1960

Exposition : Sud nord

View : Dégagée

Hot water : Individuelle électrique

Inner condition : to modernize

Standing : residential

Building condition : GOOD

Features :

CALM, lift, AIR CONDITIONING, double glazing, Manual shutters, gated

3 bedroom

2 terraces

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

20/08/2024 - Prix T.T.C



## Apartment 8573-48 Nice

Place ARSON: Prime location for this vast south-north crossing terrace apartment, bright 4/5 rooms 97 m<sup>2</sup> with elevator It consists of : - 1 reception hall which serves all the other rooms in the apartment. - 1 large double living room (over 26 m<sup>2</sup>) with 2 sliding bay windows opening onto a long terrace (9 m<sup>2</sup>). - 2 bedrooms currently in a row (18.5 m<sup>2</sup>) with a gigantic and beautiful custom-made wardrobe/wardrobe + a closed pantry space that can be transformed into a shower room, all in complete peace and quiet (does not overlook the street) . - 1 other spacious bedroom (13 m<sup>2</sup>), also with a gigantic wardrobe/wardrobe opening onto a long, quiet balcony (veranda). - 1 very recent independent kitchen, furnished and equipped, opening onto the same balcony (5m2) covered and closed by sliding double glazing. - 1 bathroom (bath + sink + new cumulus) to modernize, work required. - 1 separate toilet. No private parking (town hall subscription for surrounding parking at less than €30/month or basement parking in Gal place Arson at the price of €112/month). No cellar (but plenty of storage space on the veranda). POSSIBLE MODIFICATIONS : Plans provided (in preparation) if interested during the visit: several development possibilities: Possibility of 2 independent apartments for example (2 entrance doors), possibility of creating a 4th bedroom, possibility of liberal professions. FINANCIAL INFORMATION : Property tax: €1,405/year (i.e. €117/month). Charges: €2,224/year (i.e. €185/month). Included: sold



floor (equivalent to 2nd). INFORMATION ON THE ENVIRONMENT AND CO-OWNERSHIP : Elevator / video surveillance / low traffic street (double living room level) and overlooking the roofs (kitchen + 3 bedrooms) / tram transport (lines 1 and 2), bus in the immediate vicinity / local shops including TNL crossroads / common areas in good condition / only 2 apartments per level / roof waterproofing done, water column repair carried out. Apartment sold free. Diagnostics carried out

energy class D).

Fees and charges :

Annual current expenses 2 868 €

Well condominium

488 000 € fees included