

540 000 €

Contact agency

Agence BBii

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale apartment

Surface : 112 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Year of construction : 1910

Exposition : Nord sud est

View : Dégagée sans vis à vis sur Jardin

Hot water : Individuelle gaz

Inner condition : a refresh

Standing : bourgeois

Building condition : Cleaning is

Features :

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

4 bedroom

1 shower

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

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



## Apartment 8712-17 Nice

MANTEGA RIGHI sector In a very calm and sunny environment... FOR SALE: large 5-room apartment (4 real bedrooms) crossing (3 corners) without vis-à-vis of more than 111 m<sup>2</sup> + 1 cellar and 1 parking possibility. On the ground floor, slightly raised on the living room side and on the 2nd floor level on the rest of the rooms, this beautiful bourgeois apartment, with the facade currently being renovated, (fully paid for) is composed as follows: - 1 small entrance opening directly onto a large living room/kitchen of more than.....m<sup>2</sup> (furnished and equipped) to measure, very airy with its 2 large windows, its high ceilings with moldings, exposed beams and fan. - 1 small hallway/corridor serving the air-conditioned sleeping area (4 bedrooms) as well as the bathrooms and a laundry room. This sleeping area is distributed as follows: - 1 quiet bedroom surrounded by nature, with 2 windows. - 1 quiet bedroom with 1 window and cupboard/wardrobe. - 1 quiet bedroom with 1 charming stained glass window opening onto a wooded garden, and integrated cupboard/wardrobe. - 1 air-conditioned master bedroom, quiet with small balcony overlooking the garden, 1 laundry room/dressing room, 1 large wall cupboard. - 1 bathroom with a large glass shower cubicle, 1 sink unit and 1 towel radiator. - 1 independent toilet with hand basin and window. - 1 huge and magnificent shared roof terrace (unobstructed 360° view) for hanging out your laundry. - 1 healthy



well condominium

13 lots in the condominium 540 000 € fees included