

893 000 €

Contact agency

Portissim

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For sale duplex

5 rooms

Surface : 130 m<sup>2</sup>

Surface of the living : 39 m<sup>2</sup>

Exposition : Ouest

View : Dégagée

Hot water : Collective

Inner condition : a refresh

Standing : bourgeois

Features :

double glazing, intercom, air conditioning

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

1 cellar

Energy class (dpe) : E

Document non contractuel

17/07/2024 - Prix T.T.C



## Duplex 25296 Nice

Exclusivity, Nice Parc Chambrun rare on the market, come and discover this exceptional property. Ideally located, this 5-room duplex on the top floor of a small condominium is in absolute calm in a residential area while being close to shops. On the first level, you will find 3 large bedrooms, a semi-independent kitchen, a bathroom, a shower room with wc, a double living room of 40 m<sup>2</sup> opening onto a first terrace of 27 m<sup>2</sup> facing west. Upstairs, a 20 m<sup>2</sup> room opening onto a 187 m<sup>2</sup> terrace with a panoramic view. 2 garages in the basement complete this property, to visit without delay...

Fees and charges :

Annual current expenses 5 016 €

Well condominium

12 lots in the condominium 893 000 € fees included

