

940 000 €

Contact agency

Portissim

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For sale apartment

4 rooms

Surface : 110 m<sup>2</sup>

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

Year of construction : 1912

Exposition : Sud

View : Citadine

Hot water : Collective

Inner condition : excellent

Standing : bourgeois

Building condition : GOOD

Features :

lift, double glazing, intercom, air conditioning, electric blinds

2 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

20/05/2024 - Prix T.T.C



## Apartment 25366 Nice

NICE CENTER / WILSON: Near Jean Médecin, Place Durandy and Coulée Verte, on the top floor, magnificent Bourgeois 1912 with elevator and immaculate common areas, sublime and generous 3/4 room apartment of 110 m<sup>2</sup> (Carrez Law 108 m<sup>2</sup>) crossing with balcony (10m X 0.70) original parquet floors, marble, 3m 12 ceiling height, moldings, cornices and 3 fireplaces. The entrance leads to the sunny 35 m<sup>2</sup> living room opening onto a south-facing balcony, with a top-of-the-range Liebherr kitchen on one side and a library on the other. The superb master bedroom on the garden side with 3 windows, quiet and not overlooked, totals 36 m<sup>2</sup> divided into 3 spaces: sleeping area 17 m<sup>2</sup>, Walk-thru dressing room 11 m<sup>2</sup>, chic and elegant bathroom (marble wall-mounted bath, walk-in shower, double sink, wall-hung toilet and chrome towel dryer). A hallway leads to a guest toilet and cleverly integrated laundry room with cupboard. Comfortable 2nd en-suite bedroom 16.73 m<sup>2</sup> with its own shower room and access to the balcony. Neat and design services with integrated air conditioning with Air Zone system for temperature adjustment in each room, double glazing, electric blinds, high-end switches with dimmers... A large healthy and airy cellar completes this property and hidden at the back, the interior courtyard and the garden of the condominium invite you to relax. This rare and exceptional property offers volumes more than generous with the charm of the old, noble materials 2 steps from shops and transport.

Fees and charges :

Annual current expenses 2 016 €

Well condominium

26 lots in the condominium 940 000 € fees

