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AGENCE DE : • SAINT LAURENT DU VAR CAGNES SUR MER

## 940 000 €

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 w ater : Collective Inner condition : Top notch Standing : Bourgeois Building condition : GOOD Features : lift, Double Glazing, Parlophone, air conditioning, Electric blinds

2 bedroom

- 1 terrace
- 1 bathroom
- 1 show er
- 3 WC
- 1 cellar

Legal information 940 000 €

Fees paid by the owner, well condominium(26 lots in the condominium), annual current expenses 2 016  $\in$  (168  $\in$  monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

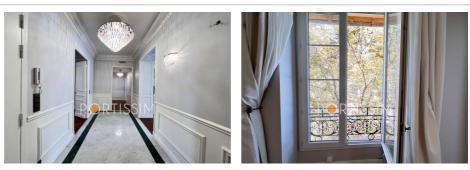




## Apartment 25366 Nice

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, 3m12 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-therange 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...

> Energy class (dpe) : C - Emission of greenhouse gases (ges) : A Estimated annual energy between 1030 and 1460 € (reference year 2021) Document non contractuel - 11/05/2025



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