



PORTISSIM

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AGENCE DE :
● SAINT LAURENT DU VAR
CAGNES SUR MER

940 000 €

For sale apartment

4 rooms

Surface : 110 m²

Surface of the living : 35 m²

Year of construction : 1912

Exposition : Sud

View : Citadine

Hot water : 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 shower

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 € (168 € 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 m² (Carrez Law 108 m²) 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 m² 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 m² divided into 3 spaces: sleeping area 17 m², Walk-thru dressing room 11 m², 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 m² with...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1030 and 1460 € (reference year 2021)
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