



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 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

**Informations légales**

940 000 €

Honoraires à la charge du vendeur, well condominium(26 lots in the condominium), annual current expenses 2 016 € (168 € par mois), aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://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, 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...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1030 and 1460 € (reference year 2021)  
Document non contractuel - 29/04/2024

