French Pr V

## ONLINE

## €415 000

1 bedroom apartment Surface : 47 m<sup>2</sup> Surface of the living room: 25 m<sup>2</sup> Year of construction: 1997 Exposition: north View : open Kitchen: fitted kitchen Hot w ater: individual electric Heating: individual electric Inner condition: good Building condition: good

## Features:

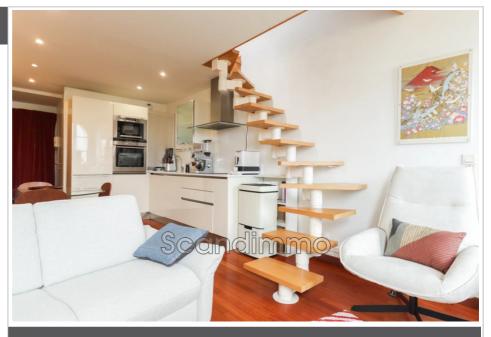
double glazing, calm, Lumineux, shops at w alking distance, lift, Accés handicapé, armored door, air conditioning

1 bedroom 1 bathroom 2 WC

Energy class (dpe): C Emission of greenhouse gases (ges): A

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## Apartment Nice

Discover this superb 2-room duplex apartment, located on the top floor of a recent building, Place Grimaldi, in the heart of the prestigious Carré d'Or in Nice. With its 47 m<sup>2</sup> floor space (54 m<sup>2</sup> in total), this bright and carefully designed property offers an exceptional and refined living environment. On the first level, you will find a spacious living room of more than 25 m<sup>2</sup> including a modern open kitchen, a friendly dining/lounge area and a guest toilet. The second level houses a bright bedroom with an integrated office space, a large dressing room and an elegant shower room with toilet. The apartment benefits from plenty of optimized storage and is air-conditioned. It offers a clear view of the hills of Nice and is located in a quiet environment. This property is a rare opportunity, ideal for a furnished tourist investment, a prestigious second home or a first quality real estate purchase. Do not miss the opportunity to visit this exceptional property in one of the most sought-after areas of Nice.

Fees and charges :

Annual current expenses 1 700 €



