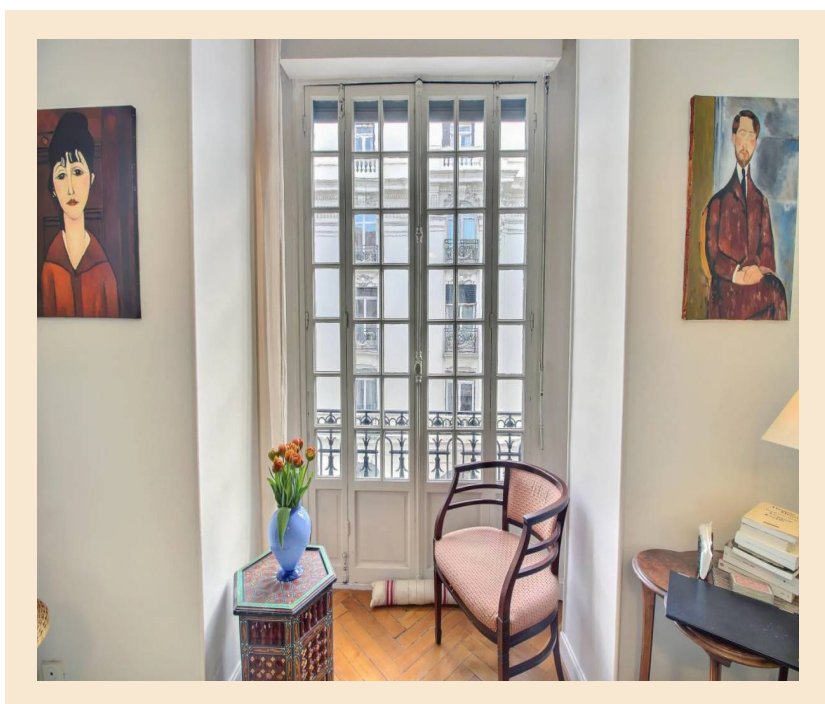


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Charming And Vast 2 Room Apartment Close To The Sea - Nice Carré D'or

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



€499,000

inc. of agency fees

1 Beds

51.16 sqm

In the city center of Nice, facing the Negresco residence, in a bourgeois building, we offer a 2-room apartment with a balcony...

At a Glance

Reference MFH-
PROHWNC85522709

Bed 1

Near to Nice

Pool No

Price €499,000

Hab.Space 51.16 sqm

Land Tax N/A

Property Description

In the city center of Nice, facing the Negresco residence, in a bourgeois building, we offer a 2-room apartment with a balcony and a great potential for a third room. 52m², cross-ventilated and bright, located just 50 meters from the Promenade des Anglais.

Located on the 3rd floor with an elevator, it has an entrance hall, a living room with beautiful cornices and a bow window, a bedroom, a fully equipped kitchen with a window facing the courtyard, a bathroom with a bathtub, and independent toilets with a small window.

The two rooms have high ceilings with solid wood flooring and both overlook the Negresco residence and the gardens of the Masséna Museum. The southeast exposure provides excellent natural light.

Double-glazed windows and reversible air conditioning in both rooms, as well as the kitchen, offer optimal comfort. A large cellar completes this property.

Amenities:

Ideally located near major hotel chains, shops, and many restaurants, and not far from the pedestrian area of Rue de France.

Transport:

Very well connected by public transport from the Promenade des Anglais, with the tram for the port and airport just 3 blocks away.

Price: €499,000

The monthly charges amount to approximately €170, including cold water.

The property tax is €1,057.

Summary

Property type:	Apartment
Bedrooms:	1
Price	€499,000

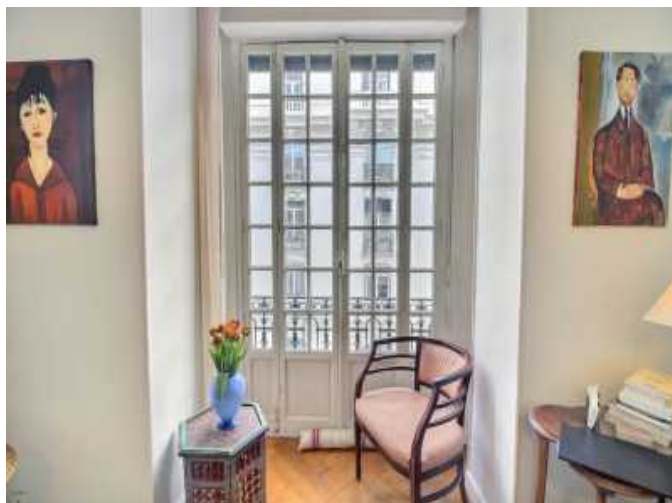
Key Information

Year Built:	1928
Internal Area:	51.16 sqm
Property Features:	
• Air-conditioning	
Has Air Conditioning?	Yes

Location: Provence-Alpes-Cote-d'Azur



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C. BAUER – Sunday Times

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S. and L. BROWN



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