



## Apartment

NICE (06)

**232 000 €\***

\* Agency fees to be paid by the seller



56 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

Lovely 3-room apartment of 55 m<sup>2</sup> located in a secure residence in absolute calm. This very bright property facing south and west is composed of a modern and functional living room with its fully equipped open kitchen. A small, pleasant terrace not overlooked will be appreciated by future owners. This property has been completely renovated and has plenty of storage space and a dressing room. The atmosphere is rather modern with quality materials such as the openwork wooden bedroom doors as well as the presence of parquet flooring in all living spaces. A bathroom with its fully tiled walk-in shower will appeal to lovers of modernity. Underfloor heating will contribute to the general comfort of the occupants. A cellar is also sold with this property. Parking is free within the residence. Close to all urban amenities, schools, shops, tramway and motorway access, this apartment is truly a little cocoon to visit quickly.

Nombre de lots de la copropriété : 30, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1992€ soit 166€ par mois. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Thierry BERTIN**

**VILLENEUVE-LOUBET  
(06270)**

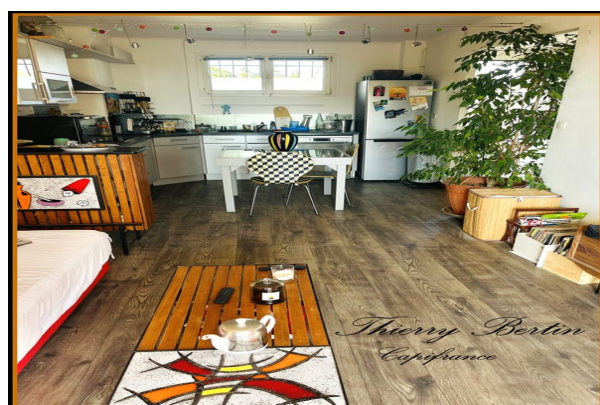
Agent

RSAC : 849 939 368 00015

Courts service city :  
ANTIBES

**(+33)6 11 10 00 18**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 849714

Property type ..... Apartment

Year of construction ..... 1960

Floor number ..... 3

Floors count ..... 10

Exposure ..... S-W

View ..... Vue dégagée

### SURFACES

Living space ..... 56 m²

Surface Carrez Law ..... 56.95 m²

Living room surface ..... 22 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 30

Condominium fees ..... 166 €/mois

Share of expenses ..... 1 992 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Toilets count ..... 1

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 205

GES ..... 30

### APPENDIX

Cellar ..... 1

Videophone ..... Non

### SERVICES

Elevator ..... Yes

Heater ..... gaz

Kitchen ..... américaine

Interpcom ..... Yes



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