



#MLS **FR398883**

## NICE - CIMIEZ

Nice Cimiez – Gorgeous One Bedroom 37 sqm Loft

229 000 €

Pièce(s) 2

Surface **37m2**

Chambre(s) 1

Salle(s) de bain(s) 1

Garage 0

In a luxury building, on the 3rd and last floor, gorgeous one bedroom loft, recently renovated with high-end materials opening onto a terrace of 12 sqm facing South. It consists of a living room with fully equipped kitchen (American fridge, oven, induction hob, extractor, washing machine, microwave, double sink, stainless steel splashback), a separate sleeping area with dressing room with sliding glass doors and safe deposit box, a very large bathroom with walk-in shower, and toilets. The large terrace, sunny all day, offers space for a dining area and lounge area. Shutters and electric blinds.

Authorization granted for the installation of an air conditioner on the terrace. Sold furnished or not.

A cellar completes this property.

Easy parking in the surrounding streets.

Surface : **37 m<sup>2</sup>**  
Séjour : **22 m<sup>2</sup>**

Chambre(s) : 1  
Salle(s) de bain(s) : 1  
Cave : 1

Etat : **Bon état**  
Vue : **Dégagée**  
Exposition : **Sud**  
Cuisine(s) : **Américaine**

Copropriété : **Oui**  
Charges / mois : **122 €**  
Taxe foncière : **850 €**

DPE : **Classe A**  
(moins de 50 kWhEP/m2.an)  
Honoraires : **Vendeur**



VOTRE CONTACT POUR CE BIEN  
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**CIMIEZ**  
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