



#MLS **FR398217**

NICE - CIMIEZ

Nice – Winter Palace – A Large and Peaceful 3 Bedrooms Apartment

825 000 €

Pièce(s) 4

Surface **132m2**

Chambre(s) 3

Salle(s) de bain(s) 1

Garage 0

Ideally located in the heart of the historic district in a prestigious palace in the sumptuous wooded park, this 3 bedrooms 138 sqm crossing apartment is mainly facing South.

Located on the 2nd floor with elevator, it is quiet, with views of the gardens and the sea, no terrace (Belle Epoque style...) but large windows, high ceilings and definitely charming with its magical environment.

The apartment consists of a hall, a living room, three bedrooms (one of which is a master with an adjoining bathroom), a shower, an independent fitted kitchen and numerous openings. Storage and Cellar. No parking problems in the large park of this closed and secured residence with a caretaker.

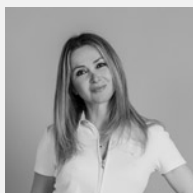
Surface : **132 m²**
Séjour : **30 m²**

Chambre(s) : **3**
Salle(s) de bain(s) : **1**
Garage : **2**
Cave : **1**

Etat : **A rénover**
Vue : **Jardins**
Exposition : **Nord-Sud**
Cuisine(s) : **Indépendante**

Copropriété : **Oui**
Nb de lots : **57**
Charges / mois : **441 €**
Taxe foncière : **1760 €**

GES : **Classe E**
(36 à 55 **kgeqCO2/m2.an**)
Honoraires : **Acquéreur**
Montant : **48060 €**



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