VENDÔME ESTATE



SOLD OUT PR. DES ANGLAIS, 3 rooms, 90M2, Nice

Promenade des Anglais

On request

Apartment 89,0 m2 Floor: 4	Rooms: 3 Bedrooms: 2	Bathrooms: 2

PROMENADES DES ANGLAIS Located in a luxury residence LE MIRAMAR PALACE, on the 4th floor, offering a lovely sea view, a 3-room apartment with 2 balconies. It offers an area of 89m2 (Carrez law), with a large entrance hall, large living room, 2 bedrooms, a bathroom and a shower room, 2 WCs. The apartment consists of 2 combined lots, formerly 1 apartment and 1 studio with 2 separate entrances. A cellar completes this property. Very clear, sunny, western exposure, a few meters from the sea.















Details

- 1 Living room **29 m²**
- 1 Kitchen
- 2 Bedrooms
- 1 Bathroom / toilettes
- 1 Shower room
- 1 Toilette
- 2 Balconys
- 1 Cellar

Additionally

- Air condition
- Double glasing
- Concierge
- Interphone
- Facilities disabled persons

Legal information

- Énergy performance 200 kWhEP/m².an (D)
- Énergie - CO2 emission 33 kg CO2/m².an (D)
- 3 lots for sale
- No procedure in the condominium
- Charges 316 euros/month and 3 801 euros/year
- Land tax 1519 euros/year
- Agency fees 5% VAT included (30 000 euros) payable by the buyer
- Price without agency fees 615 000 euros

VENDOME ESTATE 9, av Rapp 75007 Paris
Email : contact@vendome-estate.com, tel. +33 (0)1 45 33 81 16 site www.vendome-estate.com
Carte de Transaction Immobilières N° CPI 75012015000000883
RCS Paris – 517436036 - N° TVA FR48517436036