



Nice Mantega Righi "Noemie" 3-room 51m² - Terraces - View

Nice — Mantega - Righi

229 000 €

Fees charged to the seller

3 Rooms	2 Bedrooms	51 sq. m	1 Floor	Good condition Condition
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DESCRIPTION

NICE BAS PESSICART / MANTEGA RIGHI: EXCLUSIVITY, come and visit "Noémie" this pretty 3 room apartment of 51 m2 in a Nice house divided into 3, without charges and without trustee, to live like a small house: it there is a neighbor above for the entire top floor, and a neighbor lower down on the garden level.

The area benefits from good schools, you have everything nearby to do your shopping, the A8 and the expressway are easily accessible. It is an area adjoining the Imperial Park and the Liberation, close to the city center, where you can still do everything on foot because we are at the bottom of the Mantega Righi hill (shortened with stairs at the beginning of the dead end).

As the house is on the hillside, the living room has a lovely open view, it feels like a 4th or 5th floor, with the sun all afternoon, facing West. The large 13 m2 terrace is ideal for sunbathing, for your aperitifs or end-of-day BBQ, not directly overlooked, with a large manual shade if you prefer to stay in the shade.

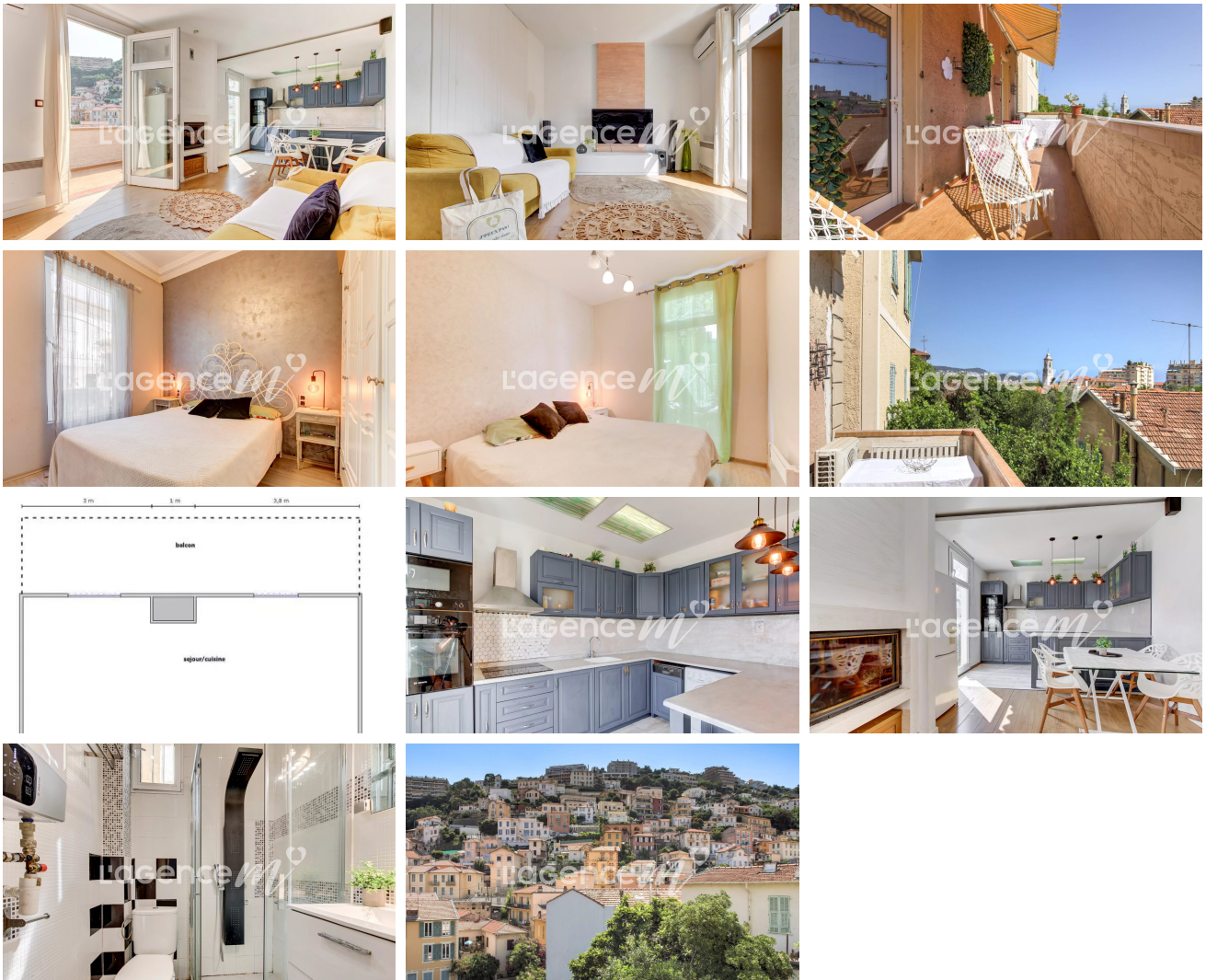
You benefit from another terrace in front of the house, with 2 sheds which serve as a cellar or additional storage and the possibility of bringing your bicycles or motorcycle inside the co-ownership.

The "Noémie" apartment offers you a REAL fireplace and generous volumes with its high ceilings. The kitchen is large, perfect for those who really enjoy cooking. The price takes into account a slight refresh to be expected, however the apartment is in good general condition. The bathroom has a window, very practical, and double glazing is everywhere. Air conditioning in the living room.

The icing on the cake is that the use of a private parking space in the cul-de-sac is reserved for you with the apartment for your greatest comfort. This 3 room apartment could suit any type of person, young couple, first-time buyers, pied-à-terre, investor. The apartment was rented through Airbnb with good profitability.

Energy class D - Co-ownership of 3 lots without charges - Property tax €826 - No procedure in progress.

PHOTOS



ROOM DETAILS

Entrance	1	Bathroom / Lavatory	2.8 m ²
Bedroom	9.4 m ²	Living/dining/kitchen area	25.7 m ²
Bedroom	8 m ²	Balcony	12.7 m ²
Cupboard	1	Parking	1

ENERGY RATING (DPE)



GREENHOUSE GAS (GHG)



FINANCIAL DETAILS

Property tax: **826 €/an**

ADDITIONAL INFORMATION

View type : **Unobstructed**

Year built : **1950**

Legal proceedings : **Pas de procédure en cours**

Exposure : **West**

Heating : **Chauffage par radiateur individuel electric**

AMENITIES

- Air-conditioning
- Double glazing
- Fireplace
- Intercom
- Optical fiber

NEARBY

- Bus
- Day care
- Doctor
- Nursery
- On main road
- Park
- Primary school
- Secondary school
- Shops
- Sport center
- Supermarket



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