



**27 PROPERTY MONACO
LE PANORAMA**

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39 RUE HEROLD

**Apartment to sell
3 Rooms Nice**

The Building

Built in the 1960's. It is one of the first buildings of this district in Nice.

The Architecture

The building has a special character, a large entrance, also the largest in the district, in an art deco style. The corridors are also marked by this influence. The apartment is a bourgeois who has a beautiful architectural interest. The building is one of the first in the neighborhood. It has kept the stamp and luxurious services.

The Apartment

Year of construction: 60s
The area: 93m2
3 rooms
Orientation is WEST crossing.
Two balconies
Service Elevator
Large basement

A part of the apartment will need to be renovated. The floor has marble in the living room. Hardwood floors are in the rooms. The volumes are nice. The ceilings are very high + 3 meters. The space is clear and calm.

The Neighborhood

The geographical location corresponds to a nice neighborhood in the heart of Nice, very popular: the Musicians district. It is a sector both tourist and residential, a lively neighborhood and beautiful green parcs. The property is a 5 minutes walk from the sea. This district benefits from local services, schools, a transport network developed and offering a good quality of life. You can quickly get to all corners of Nice as well as directly to the airport by the new Tramway.

**SELLING PRICE
390.000 €**