

432 500 €

Contact agency

Scandimmo

400 avenue roumanille

06410 Biot

0493001108 / tw immo@franskbolig.fr

For sale apartment

2 rooms

Surface : 60 m²

Year of construction : 1958

Exposition : Sud est

View : Citadine

Hot water : Individuelle gaz

Inner condition : a refresh

Standing : bourgeois

Building condition : GOOD

Features :

Beach walk, CALM, Walking distance to shops, lift, AIR CONDITIONING

1 bedroom

1 terrace

1 bathroom

2 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

19/05/2024 - Prix T.T.C



Apartment 760 Nice

Superb one bedroom apartment of 60 m² located a stone's throw from Place Masséna and the Coulée Verte, close to all amenities and only a few minutes walk from the sea. The apartment is located on the 5th (with elevator) and top floor of a luxury building next to the Anantara Plaza hotel. All you have to do is pass under the majestic Plaza passage to access the building. This 2-room apartment consists of an entrance, a large and bright living room, an independent kitchen, a large en-suite bedroom of 17m² with its own bathroom and toilet and separate toilets for guests. All the rooms open onto a beautiful, large, very quiet and sunny terrace of around 15 m² with an ideal south-east facing exposure. A cellar accompanies the apartment. Some refreshment work is to be expected but once renovated, this apartment represents a real opportunity to own a comfortable and highly sought-after property in one of the most prestigious areas of Nice. Ideal location with direct proximity to all amenities, a stone's throw from the tram station and buses, only a few minutes walk from old Nice (Cours Saleya and flower market), the Promenade des Anglais and beaches. The monthly charges are 125€ and energy costs are between €1030 and €1440 by year. For more information, please contact Ms. Vanina Magnussen (EI) at 0651107727 / v.magnussen@franskbolig.fr.

"Information on the risks to which this property is exposed is available on the Cécirick website: www.cecirick.com/fr" Note: fees will be reduced for you



Annual current expenses 1 500 €

Well condominium

432 500 € agency fees 4.76% à the responsibility of the buyer included

www.twimmo.com