

228 900 €

Contact agency

Portissim

7 Quai de la Perouse - Port de Plaisance
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For sale apartment

2 rooms

Surface : 34 m²

Year of construction : 1990

Exposition : Sud est

View : Citadine

Hot water : Individuelle

Inner condition : excellent

Standing : residential

Building condition : Cleaning is

Features :

lift, double glazing, intercom, air conditioning

1 bedroom

2 terraces

1 shower

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

02/05/2025 - Prix T.T.C



Apartment 25515 Nice

FOR SALE !!! NICE MAGNAN/WALK!!! 2 rooms crossing 42m2 of living space (including terrace) 35m2 Carrez. Residential Building. Tram and Promenade des Anglais at the foot of the condominium, on the 4/6th floor with elevators, just 80m from the sea, 2 minutes by tram from Negresco, and 8 minutes from the city center. Beautiful two-room apartment, double South/North exposure. It consists of an entrance, living room with integrated kitchen, a bedroom with cupboard, a shower room and a toilet. The rooms open onto a south terrace with a view of the sea and a north terrace. Reversible air conditioning, double glazing, apartment renovated in 2024, low charges 126/month. All shops and amenities at the foot of the building. Can be sold furnished. Possibility of renting a private garage in the basement in addition. Great profitability, rental investment, pied-à-terre! a real favorite to visit without delay! !

Fees and charges :

Annual current expenses 1 512 €

Well condominium

76 lots in the condominium 228 900 € agency fees 4,76% à the responsibility of the buyer included

