

## Price on request

Contact agency

Cot'Ouest Immobilier

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For sale apartment

2 rooms

Surface : 37 m²

Surface of the living : 21 m²

Year of construction : 1965

Exposition : Nord

View : Sans vis à vis

Hot water : Collective

Inner condition : excellent

Standing : residential

### Features :

cellar, gated, double glazing, Proche école et commodités, lift, AIR CONDITIONING, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

12/08/2025 - Prix T.T.C



## Apartment 5122 Nice

OFFER ACCEPTED NICE - Libération / Borriglione 2 ROOMS / RENOVATED / TERRACE / CLOSE TO AMENITIES / CELLAR Are you looking for a charming two-room apartment with a lovely terrace, ready to move in, and located just steps from shops and the tram? Come see this beautiful, fully renovated apartment in the Borriglione neighborhood. Situated on a quiet, one-way street, you can enjoy a nice terrace while being only 200 meters from the tram and a 5-minute walk from the Libération market. The apartment features an entrance hall, a separate toilet, a shower room, a bedroom, a fully equipped open-plan kitchen overlooking the living room, and a terrace. It is fitted with double-glazed windows and electric roller shutters. Air conditioning is installed in both rooms. A cellar is included. Monthly charges are controlled: approximately €100/month for all collective expenses (heating, hot water, cold water). Information on the risks associated with this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented by the Cot'Ouest Immobilier Napoléon III agency at 04.92.291.291

Fees and charges :

Annual current expenses 1 260 €

Well condominium

55 lots in the condominium

