

## Price on request

## Contact agency Cot'Ouest Immobilier

203 avenue de la californie 06200 Nice

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For sale apartment

2 rooms

Surface: 37 m<sup>2</sup>

Surface of the living: 21 m<sup>2</sup> Year of construction: 1965

Exposition: Nord

View: Sans vis à vis

Hot water: Collective

Inner condition: excellent

Standing: residential

## Features:

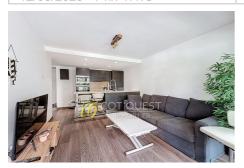
cellar, gated, double glazing, Proche ecole et commodités, lift, AIR CONDITIONING, electric shutters

- 1 bedroom
- 1 terrace
- 1 show er
- 1 WC
- 1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges) :  $\ensuremath{\mathsf{E}}$ 

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 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



