

**305 000 €**

**Contact agency**

**Opio Rouret Immobilier**

1063 Avenue de Grasse

06650 Le Rouret

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**For sale apartment**

**2 rooms**

**Surface : 45 m²**

**Surface of the living : 22 m²**

**Year of construction : 2004**

**View : Citadine**

**Hot water : Collective**

**Inner condition : to renovate**

**Standing : GOOD**

**Building condition : GOOD**

**Features :**

double glazing

1 bedroom

1 bathroom

1 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**



### Apartment 3949 Nice

NICE City center - "Nice Etoile" sector - bus - tram - Located on the 3rd floor of a quiet 2004 building close to all amenities - elevator - consists of an entrance with 2 storage spaces - a living room with balcony - open kitchen - bedroom with closet and balcony; The whole for 45.45 m². is to be renovated. "Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)". Fees payable by the seller.

**Fees and charges :**

Annual current expenses 1 900 €

Well condominium

88 lots in the condominium 305 000 € fees included

Document non contractuel

