

## Price on request

Contact agency

Cabinet Victoire

3 avenue du Plateau de Rimiez

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For sale apartment

2 rooms

Surface : 30 m²

Surface of the living : 16 m²

Year of construction : 1930

Exposition : Nord est

View : Citadine

Hot water : Individuelle

Inner condition : renovated

Standing : residential

Building condition : GOOD

### Features :

lift, double glazing, gated, CALM, balcony, air conditioning

1 bedroom

1 shower

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



## Apartment 8928 Nice

THE PORT / ANTOINE GAUTIER – In a building in Nice, on the 4th floor, discover this fully renovated two-room apartment featuring: a living room with a fitted kitchen, a bedroom with storage, a bathroom with a toilet, and a balcony that completes this property. The apartment has undergone a complete renovation and is equipped with reversible air conditioning. The condominium is also undergoing renovation: common areas and facade restoration have already been approved and fully paid for, a real advantage. Prime location, just steps from the port, Place Garibaldi, the tram, shops, and restaurants, right in the heart of a trendy area that has benefited from the city's urban enhancement. Perfect for a first-time purchase or a highly attractive rental investment.

Fees and charges :

Annual current expenses 1 000 €

Well condominium

75 lots in the condominium

