

**450 000 €**

**Contact agency**

**Agence des Baous**

216, Route de Saint-Jeannet

06610 La Gaude

04 93 59 00 00 / info@agencedesbaous.com

**For sale apartment**

**2 rooms**

**Surface : 77 m²**

**Surface of the living : 31 m²**

**Year of construction : 1989**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : semi-luxury**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, AIR  
CONDITIONING, residential, electric  
shutters, Deep terrace

1 bedroom

2 terraces

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

04/07/2025 - Prix T.T.C



### Apartment 2242 Nice

**NICE CIMIEZ / ÉDITH CAVELL** In a luxury, recent, secure and well-maintained residence, located in the sought-after district of Cimiez, discover this spacious 77 m² apartment, currently converted into a large two-room apartment (formerly a three-room apartment), with the possibility of converting it into a three-room apartment according to your needs. Benefiting from a dual aspect, the bright living room, facing south, opens onto a pleasant 13.5 m² terrace, with an unobstructed view of the greenery and the park of the residence. You will also appreciate its high-end fitted kitchen, its loggia as well as its large dressing room and its numerous storage spaces. Quality services: double aluminum glazing, electric roller shutters, air conditioning, alarm. A closed garage with its adjoining cellar completes this property.

**Fees and charges :**

Annual current expenses 2 040 €

Well condominium

54 lots in the condominium 450 000 € agency fees 5,00% à the responsibility of the buyer included

