

## Price on request

**Contact agency**

**Cot'Ouest Immobilier**

203 avenue de la californie

06200 Nice

04 92 09 77 20 / [info@cotouest-immobilier.com](mailto:info@cotouest-immobilier.com)

**For sale apartment**

**3 rooms**

**Surface : 60 m²**

**Surface of the living : 28 m²**

**Year of construction : 1900**

**Exposition : Est ouest**

**View : Sans vis à vis**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : bourgeois**

**Features :**

gated, double glazing, Proche école et commodités, AIR CONDITIONING

2 bedroom

1 bathroom

1 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

04/12/2025 - Prix T.T.C



## Apartment 5168 Nice

**NICE - Borriglione / Libération 3-ROOM APARTMENT / OLD-WORLD CHARM / BRIGHT / EAST-WEST EXPOSURE / BALCONY** Rare find! In the heart of the Borriglione neighborhood and just steps from the famous Libération market, discover this beautiful 3-room apartment located on the 2nd floor of a small Nice building without an elevator. With an east-west exposure, this apartment enjoys ideal brightness throughout the day. Its high ceilings, wooden floors, and fireplace give it a distinctive charm that will captivate you. It consists of an entrance leading to a spacious living area with an open-plan kitchen, dining room, lounge area, and balcony. On the sleeping side, you'll find two lovely bedrooms. A walk-in closet and a large bathroom featuring a shower, bathtub, and toilet complete this property. Additional advantage: possibility to rent an underground parking space located only 200m from the apartment. This property is presented by Cot'Ouest immobilier Napoléon III agency at 04.92.291.291 Information about the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**Fees and charges :**

**Annual current expenses 1 080 €**

**Well condominium**

**24 lots in the condominium**

