

350 000 €

Contact agency

Cot'Ouest Immobilier

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For sale apartment

3 rooms

Surface : 72 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Exposition : Sud est

View : Aperçu mer

Hot water : Individuelle

Inner condition : to renovate

Standing : semi-luxury

Building condition : GOOD

Features :

cellar, Proche ecole et commodités, lift, AIR CONDITIONING, electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

01/06/2024 - Prix T.T.C



## Apartment 4910 Nice

NICE WEST CALIFORNIA 3 ROOMS / HIGH FLOOR / TERRACE / SEA VIEW / GARAGE / CELLAR. To purchase, this typical 3-room apartment with a surface area of 77 m<sup>2</sup>. Nestled on the 7th floor of an 8-storey semi-luxury building on Avenue de la Californie in Nice, the apartment offers a partial sea view thanks to its South-East exposure. It includes a 25 m<sup>2</sup> living room and a 10 m<sup>2</sup> terrace to enjoy the sun. The property has 2 comfortable bedrooms, one with its 6 m<sup>2</sup> terrace, independent kitchen. The apartment requires renovation to reveal its full potential. You will appreciate its services: cellar, proximity to schools, shops and tramways, elevator, air conditioning and electric roller shutters. This apartment is a real opportunity for those looking to invest in Nice near the Promenade des Anglais. This property is presented to you by the Cot'Ouest Immobilier promenade agency on 04.92.09.77.20

Fees and charges :

Annual current expenses 1 920 €

Well condominium

50 lots in the condominium 350 000 € fees included

