

## Price on request

### Contact agency

**Cot'Ouest Immobilier**

203 avenue de la californie

06200 Nice

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### For sale apartment

3 rooms

Surface : 97 m<sup>2</sup>

Surface of the living : 65 m<sup>2</sup>

Year of construction : 1925

Exposition : Est ouest

View : Citadine

Inner condition : excellent

Standing : residential

Building condition : GOOD

### Features :

gated, double glazing, Proche ecole et commodités, Tramway, AIR CONDITIONING

2 bedroom

1 shower

1 WC

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

13/01/2026 - Prix T.T.C



## Apartment 5178 Nice

**NICE / CITY CENTER** The Cot'Ouest Immobilier Promenade agency is proud to exclusively present a magnificent apartment nestled in the heart of Nice. This distinctive apartment offers over 97 m<sup>2</sup> of living space and is located on the first floor of the building. It is elegantly designed, starting with a large entrance hall that leads to a spacious living room of more than 65 m<sup>2</sup> facing east, enhanced by a fully equipped open kitchen. Additionally, a sleeping area oriented westward toward the inner courtyard includes two bedrooms, ample storage, a comfortable bathroom, and a separate toilet. High ceilings provide natural light that floods the property throughout the day. Its location, just steps away from schools, daily amenities, transportation options, shops, and the nearby tramway and Promenade des Anglais, makes it an exceptional place to live. This is an ideal investment opportunity not to be missed. Information about the risks related to this property can be found on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) If you are interested in this property, please contact the Cot'Ouest Immobilier Promenade agency at 04.92.09.77.20

### Fees and charges :

Well condominium

26 lots in the condominium

