

## Price on request

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**For sale apartment**

**3 rooms**

**Surface : 53 m²**

**Surface of the living : 12 m²**

**Year of construction : 1948**

**Exposition : Est**

**View : Citadine**

**Hot water : Individuelle thermodynamique**

**Inner condition : a refresh**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, Manual shutters

2 bedroom

1 bathroom

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

12/09/2025 - Prix T.T.C



## Apartment 897408 Nice

Ideal for Investors!!! Gambetta District. Chateaufort Street In a highly sought-after neighborhood. For sale: a very nice 2-bedroom apartment in the desirable Gambetta area of the beautiful city of Nice. Close to schools, high schools, the sea, train station, city center, shops, public transport, bus, tram. Everything is within walking distance!!! Located on the 2nd floor of a well-maintained residential building from 1948, this 53m² property offers a pleasant city view with an east-facing exposure. It includes a 12m² living room, an independent kitchen, and two bedrooms, totaling 3 rooms. A bathroom and a separate toilet complete the apartment, along with a cellar. Hot water is provided by an electric water heater. Central heating. The apartment requires some refreshing work. Its features include: elevator and manual shutters. This apartment will pleasantly surprise you Don't wait any longer to come see it! Currently rented, but available at the time of sale. Price €216,990 fees included (agency fees included) Contact: GROSU Svetlana Phone: 07 77 46 62 64

Fees and charges :  
Well condominium

