

## Price on request

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

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**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

16/09/2025 - Prix T.T.C



## Apartment 897409 Nice

Price Drop!!! Perfect for Investors!!! Gambetta District. Chateaneuf Street In a highly sought-after neighborhood. For sale: a lovely 2-bedroom apartment in the desirable Gambetta area of the beautiful city of Nice. Close to schools, high schools, the sea, train station, downtown, shops, public transport, buses, and trams. Everything is within walking distance!!! Located on the 2nd floor of a well-maintained residential building dating back to 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, for a total of 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 advantages: elevator and manual shutters. This apartment will pleasantly surprise you Don't wait any longer to discover it! Currently rented but available at the time of sale. Price: €216,990 including agency fees Contact: GROSU Svetlana Phone: 07 77 46 62 64

Fees and charges :  
Well condominium

