

**382 000 €**

**Contact agency**

**Cot'Ouest Immobilier**

203 avenue de la californie

06200 Nice

04 92 09 77 20 / info@cotouest-immobilier.com

**For sale apartment**

**3 rooms**

**Surface : 77 m²**

**Surface of the living : 25 m²**

**Year of construction : 1992**

**Exposition : Est**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

gated, double glazing, Proche école et commodités, lift, AIR CONDITIONING, electric shutters

2 bedroom

1 terrace

1 shower

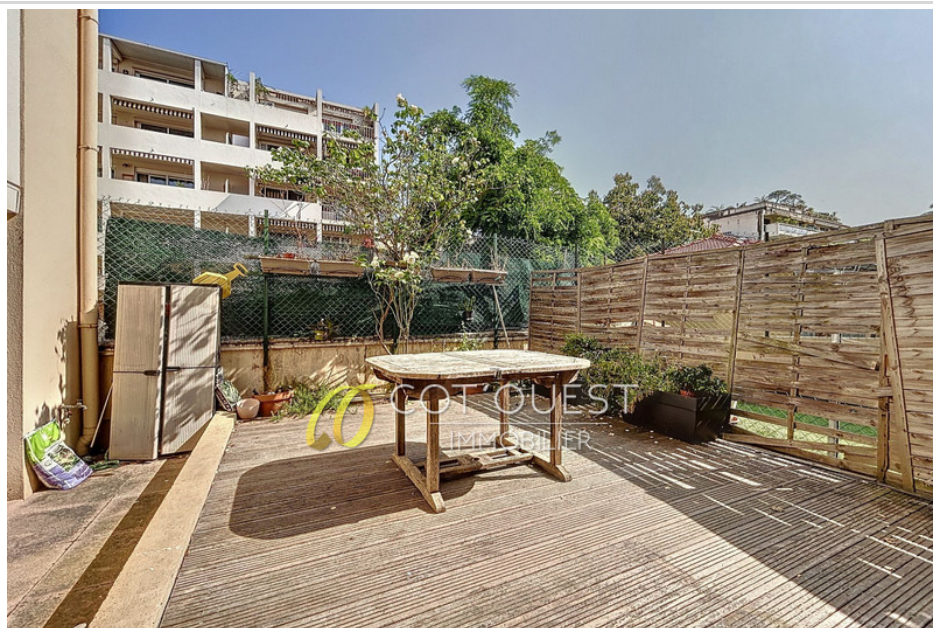
1 WC

**Energy class (dpe) : D**

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

Document non contractuel

02/07/2025 - Prix T.T.C



### Apartment 5103 Nice

NICE NORTH Rue du Soleil 4 Rooms / Quiet / Near Tramway / Terrace In a pretty, very well-maintained residence, located in a quiet rue du soleil, 500 meters from the Liberation and tram station a few steps from the building, come and discover this beautiful, atypical 3/4 room apartment of 78 m² in excellent condition. This rare property offers a beautiful living room opening onto a lovely 15 m² TERRACE in total tranquility. Currently configured as 4 rooms including 2 adjoining bedrooms, this property has enormous potential allowing you to adapt the spaces according to your needs. Other Advantages: \_ Semi-open American kitchen \_ Laundry room \_ Air conditioning \_ Double glazing \_ Low co-ownership charges \_ Large garage for rent \_ Cupboards \_ Transport, shops and schools within walking distance An ideal property to enjoy peace and quiet while being close to everything. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the Cot'Ouest immobilier agency at 04.92.09.77.20

**Fees and charges :**

Annual current expenses 1 479 €

Well condominium

31 lots in the condominium 382 000 € fees included

