

**Price on request**

**Contact agency**

**Riviera Bay**

4 Bd de la Corne d'Or (Moyenne Corniche)

06230 Villefranche-sur-Mer

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**For sale apartment**

**4 rooms**

**Surface : 91 m²**

**Exposition :** Sud nord

**View :** Citadine dégagée

**Hot water :** Individuelle

**Inner condition :** a refresh

**Standing :** bourgeois

**Building condition :** GOOD

**Features :**

lift, gated, CALM, residential, AIR  
CONDITIONING

3 bedroom

1 bathroom

2 WC

1 cellar

**Energy class (dpe) :** C

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



## Apartment Nice

**NICE LIBERATION / BD J.GARNIER - SPACIOUS ROOMS - AIR CONDITIONING - ELEVATOR PERFECT FOR PROFESSIONALS OR INVESTORS** In a well-maintained, elegant building ideally located just steps from the tram, General de Gaulle square, and Gare du Sud, On the second floor with elevator, a large, bright 4/5-room apartment with air conditioning, generous space, and high ceilings, offering many possibilities for remodeling with some work. Three large rooms facing south (13.58 - 17.99 - 14.64m²), featuring a fireplace, bow window, and unobstructed views toward Gare du Sud. Spacious bedroom (15.27m²) and separate, fitted kitchen (13.22m²) facing north, perfectly quiet. Almost no load-bearing walls, making remodeling easy. Bathroom with toilet (macerator), plus a separate toilet. Solid wood floors in the main rooms, marble fireplaces and/or bow windows. Ideal for a professional practice, rental investment (shared housing: each bedroom is roomy), or primary residence close to all shops and the city's liveliest market, with tram access just 2 minutes on foot. Cellar in the basement

**Fees and charges :**

Well condominium

Document non contractuel

