

Price on request

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

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For sale apartment

4 rooms

Surface : 78 m²

Surface of the living : 18 m²

Year of construction : 1989

Exposition : Est ouest

View : Aperçu mer

Hot water : Individuelle

Inner condition : a refresh

Standing : residential

Building condition : Cleaning is

Features :

gated, double glazing, Proche école et commodités, lift

3 bedroom

2 terraces

1 bathroom

1 WC

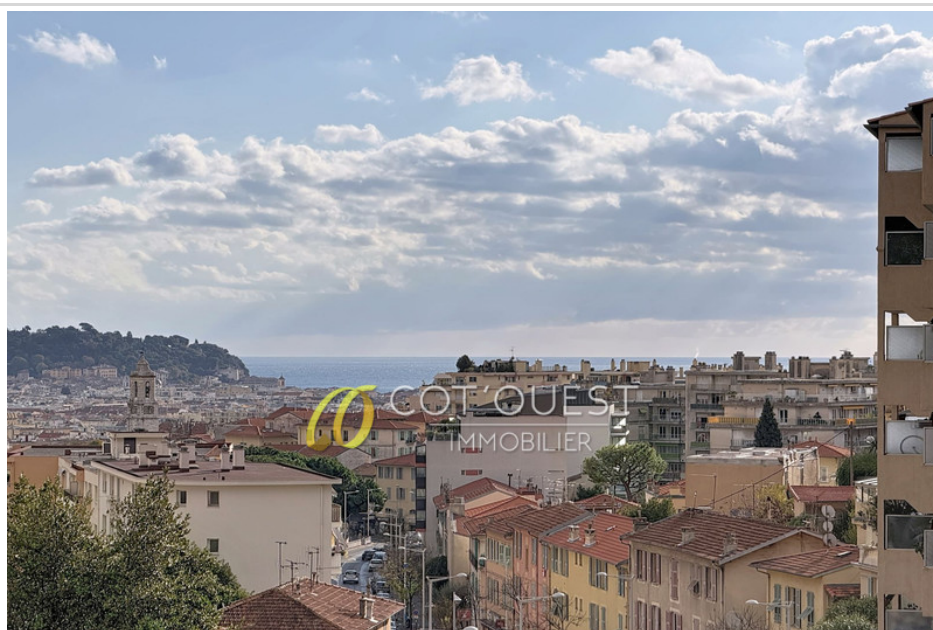
1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

03/12/2025 - Prix T.T.C



Apartment 5167 Nice

NICE - BAS PESSICART / PARC IMPÉRIAL 4 ROOMS / THROUGH-APARTMENT / GARAGE / TERRACES / CLOSE TO AMENITIES AND TRANSPORT The COT'OUEST Immobilier Napoléon III agency invites you to discover this charming 78 m² through-apartment, perfectly located in the sought-after Parc Impérial area, on the 4th floor of a secure 6-story building. The layout includes: A bright living room opening onto a 7 m² terrace with partial sea views, a separate fitted kitchen leading to a large 11 m² terrace ideal for outdoor dining, three bedrooms—one of which has direct access to the terrace on the kitchen side, a bathroom, and a separate toilet. The apartment, in need of some updating, offers excellent potential for renovation and customization according to your preferences. Located within immediate reach of all amenities: shops, schools, transport... everything can be done on foot, a real plus for comfortable urban living. An underground garage completes this property. A practical, bright, and well-located apartment—don't miss the chance to see it! Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr This property is presented by the Cot'Ouest Immobilier Napoléon III agency Tel 04 92 29 12 91 Fees and charges :

Annual current expenses 1 680 €

Well-condemniun

