

640 000 €

Contact agency

**ATRIO IMMOBILIER**

62, Avenue de Nice

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**For sale apartment**

**4 rooms**

**Surface : 80 m²**

**Year of construction : 1973**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : to renovate**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, electric blinds, electric shutters

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



### Apartment 2518/2558 Nice

In a quiet area, a few steps from the Port of Nice, located on the 7th and penultimate floor, very beautiful apartment to renovate of 80m<sup>2</sup> (Carrez Law) in 3 bedrooms, crossing East / West and benefiting from a rare 36m<sup>2</sup> deep terrace with a view of the surrounding hills. The property is sold with a cellar, and the possibility of acquiring, in addition, a secure private parking space.

**Fees and charges :**

Annual current expenses 2 760 €

Well condominium

640 000 € fees included

