

**Price on request**

**Contact agency**

**ELITIMO**

7 Rue de Rivoli

06000 Nice

04 93 87 28 33 / [contact@elitimo.com](mailto:contact@elitimo.com)

**For sale apartment**

**3 rooms**

**Surface : 62 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Dégagée Collines**

**Hot water : Collective**

**Inner condition : good condition**

**Standing : standing**

**Features :**

double glazing, Fenêtres coulissantes, Furnished, Stores, electric blinds, electric shutters, Alarme incendie, lift, Fibre optique, Local cycling, ALARM, digicode, intercom, armored door, Video surveillance, Aéroport, Autoroute, bus, downtown, Shops, Crèche, École primaire, Garderie, Gare, Médecin, park, Parking public, Plage, Route principale, Supermarché, Tram, Université

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

30/01/2026 - Prix T.T.C



### Apartment M1523 Nice

**UNDER AGREEMENT** Located on the 6th floor of a well-maintained and secure building, this 3-room apartment of 63 m<sup>2</sup> offers a pleasant and practical living environment, perfect as a main residence or an investment. From the entrance, you'll appreciate the optimal layout of this apartment. It includes an independent kitchen, a bright living room opening onto a 6 m<sup>2</sup> balcony, ideal for enjoying sunny days. On the sleeping side, two comfortable bedrooms, a modern shower room, and separate toilets provide everyday convenience. Ample storage space. Sold furnished. A large cellar completes this property. Closed garage available as an extra. A must-see!

**Fees and charges :**

Annual current expenses 2 760 €

Well condominium

