

**Price on request**

**Contact agency**

**Ciel Azur Immobilier**

2, rue Pierre Loti

06160 Juan-les-Pins

+33 (0)4 93 61 05 05 / info@cielazurimmo.com

**For sale apartment**

**View :** Citadine

**Hot water :** Collective

**Inner condition :** to renovate

**Standing :** residential

**Building condition :** GOOD

**Features :**

lift, residential

1 bathroom

1 WC

1 cellar

**Energy class (dpe) :** E

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

Document non contractuel

04/12/2025 - Prix T.T.C



### Apartment 1042 Nice

Discover this spacious studio, ideally located in the sought-after Riquier district of Nice. Offering a generous area of 36m<sup>2</sup>, this apartment is on the 1st floor of a 7-story building equipped with an elevator. The living area, bright and roomy, enjoys a pleasant city view. The kitchen is ready to be designed to your liking. The apartment also includes a bathroom, a toilet, and a cellar. Comfort is enhanced by a central heating and hot water system. Although the interior requires renovation work, this property offers great potential. Don't hesitate to visit this rare find on the market! Located in the 06300 Nice district, the Riquier area is a charming and lively neighborhood. Home to a diverse population, it is best known for the Nice-Riquier train station, a major transport hub serving the French Riviera. This green and vibrant area boasts a variety of shops, restaurants, and bars, making it appealing to all age groups. Close to the port, the neighborhood also features a scenic promenade along the Mediterranean coast. In short, Riquier is a perfect blend of Niçoise culture, where tradition and innovation coexist harmoniously.

**Fees and charges :**

Annual current expenses 1 608 €

Well condominium

