

## Price on request

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

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For sale apartment

1 room

Surface : 22 m²

Surface of the living : 11 m²

Year of construction : 1949

Exposition : Sud est

View : Citadine

Hot water : Individuelle

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

gated, double glazing, Proche école et commodités, lift

1 shower

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

28/10/2025 - Prix T.T.C



## Apartment 5158 Nice

OLD NICE - Boulevard Jean Jaurès STUDIO / TOP FLOOR / ELEVATOR / NO RENOVATIONS NEEDED The COT'OUEST Immobilier Napoléon III agency offers you a superb studio in the heart of Old Nice, located on the top floor of a secure, upscale building with an elevator. This perfectly maintained apartment is ideal as a pied-à-terre or rental investment. The property features a bright living room with a fully equipped open kitchen, a dining area, built-in storage, and a bathroom with a toilet. Facing southeast, it enjoys excellent natural light. Double glazing provides both comfort and peace of mind. No renovations required—just bring your suitcase! Highlights : • Sought-after address on Boulevard Jean Jaurès • 5th and top floor with elevator • Renovated and meticulously maintained apartment • Very bright – Southeast exposure • Double glazing • Prime location: shops, tramway, beaches nearby A rare opportunity in one of Nice's most desirable neighborhoods. Information about the risks related to this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by Cot'Ouest Immobilier Napoléon III Tel 04 92 29 12 91

Fees and charges :

Annual current expenses 1 800 €

Well condominium

20 lots in the condominium

