

## Price on request

## Contact agency Cot'Ouest Immobilier

203 avenue de la californie 06200 Nice

04 92 09 77 20 / info@cotouest-immobilier.com

For sale apartment

1 room

Surface: 22 m²

Surface of the living: 11 m<sup>2</sup> 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 ecole et commodités, lift

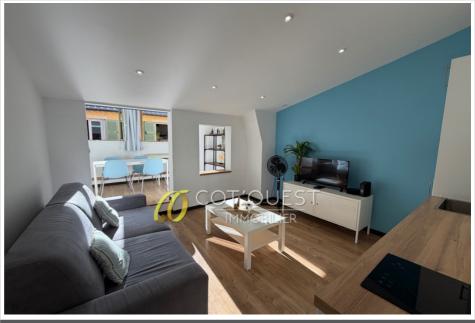
1 show er 1 WC

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 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



