



255 000 €

For sale apartment

3 rooms

Surface : 61 m<sup>2</sup>

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : to modernize

Standing : bourgeois

Building condition : Restoration done

Features :

gated, calm, new facelift, residential

2 bedroom

1 shower

1 WC



## Apartment 2025017CV Nice

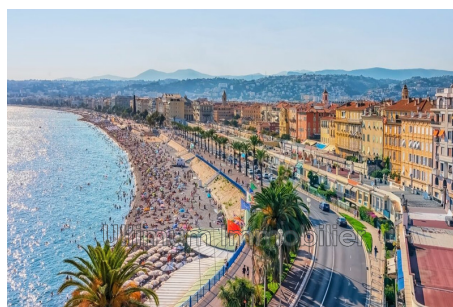
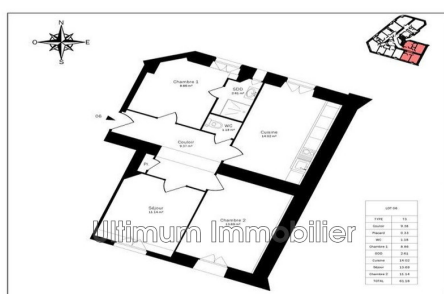
Located in the heart of the city of Nice, this building enjoys a privileged location, combining urban living comfort and tranquility. This dynamic residential area is both close to the city's amenities and green spaces, offering an exceptional quality of life. The neighborhood is distinguished by its quiet streets, modern buildings and welcoming atmosphere. In the immediate vicinity, you will find local shops, schools, as well as public transport that facilitate access to other areas of Nice. The location allows you to fully enjoy the liveliness of the city while enjoying a peaceful setting. A few minutes from the beaches, the traditional markets of Nice, and the city center with its famous promenades and places of life. The area is also well served by bus and tram networks, making it very accessible. Nice train station is easily accessible, facilitating travel for professionals and travelers. 3-room apartment to modernize located on the 1st...

Document non contractuel - 24/04/2025

### Legal information

255 000 €

Fees paid by the owner, well condominium (15 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



Ultimum Immobilier - 309 rue Victor Reynaud - 83600 Fréjus

Tél: 07 77 99 34 17 - [ultimum83@gmail.com](mailto:ultimum83@gmail.com)