



**812 600 €**

**For sale apartment**

**5 rooms**

**Surface : 149 m²**

**Exposition : Sud**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : to renovate**

**Features :**

lift, gated, calm, residential

3 bedroom

2 showers

2 WC

1 cellar



### Apartment 2025013CV Nice

Located in a residence in the heart of the Libération district of Nice. Close to the cathedral and the Chagall Museum, less than 200 meters from the "Eglise Jeanne d'Arc" tram stop and 700 meters from the University of Nice Côte d'Azur "Campus Valrose". Superb 6-room apartment to renovate. Rented until August 1, 2028 Rent including charges €1,830 per month Superb Belle Époque-style residential building with 4 floors and elevator. Shared garden of 1600 m². The common areas are fully renovated at the seller's expense (see descriptive work notice). 7 boxed garages in the street behind the residence (with access to the building) are also for sale as an option.

#### Legal information

812 600 €

Fees paid by the owner, well condominium (18 lots in the condominium), annual current expenses 2 232 € (186 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

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