



125 600 €

For sale apartment

1 room

Surface : 15 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Individuelle électrique

Inner condition : excellent

Standing : bourgeois

Building condition : good

Features :

double glazing, gated, calm, residential

1 shower

1 WC



### Apartment 2025013CV Nice

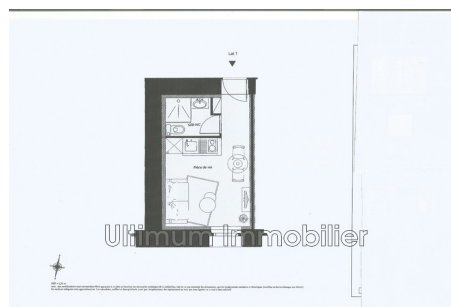
Located in a residence in the heart of the Libération district of Nice. Close to the cathedral and the Chagall Museum, less than 200 meters from the "Eglise Jeanne d'Arc" tram stop and 700 meters from the University of Nice Côte d'Azur "Campus Valrose". Fully renovated 15.7 m<sup>2</sup> basement, comprising a living room with fitted kitchenette, shower room with toilet. South facing Ideal for investors, students or first-time buyers. Superb Belle Époque-style residential building with 4 floors and elevator. Shared garden of 1600 m<sup>2</sup>. 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. Visit possible on FRIDAY by appointment, don't hesitate!

#### Legal information

125 600 €

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

Document non contractuel - 24/04/2025



Ultimum Immobilier - 309 rue Victor Reynaud - 83600 Fréjus

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