



AGENCE des BAOUS

LE SOLEIL, LA MER, LA VIGNE ET L'OLIVIER

AGENCE DE LA GAUDE

04 93 59 00 00

www.agencedesbaous.com

3 agences La Gaudie, Vence & St-Jeannet

450 000 €

For sale apartment

2 rooms

Surface : 77 m²

Surface of the living : 31 m²

Year of construction : 1989

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : good

Standing : Demi-luxe

Building condition : good

Features :

lift, double glazing, gated, calm, air conditioning, residential, electric shutters, deep terrace

1 bedroom

2 terraces

1 shower

2 WC

1 garage

1 cellar

Legal information

450 000 € fees included

5,26% VAT of fees paid by the buyer (427 500 € without fees), well condominium (54 lots in the condominium), annual current expenses 2 040 € (170 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2242 Nice

NICE CIMIEZ / ÉDITH CAVELL In a luxury, recent, secure and well-maintained residence, located in the sought-after district of Cimiez, discover this spacious 77 m² apartment, currently converted into a large two-room apartment (formerly a three-room apartment), with the possibility of converting it into a three-room apartment according to your needs. Benefiting from a dual aspect, the bright living room, facing south, opens onto a pleasant 13.5 m² terrace, with an unobstructed view of the greenery and the park of the residence. You will also appreciate its high-end fitted kitchen, its loggia as well as its large dressing room and its numerous storage spaces. Quality services: double aluminum glazing, electric roller shutters, air conditioning, alarm. A closed garage with its adjoining cellar completes this property.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 740 and 1050 € (reference year 2023)
Document non contractuel - 30/05/2025



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Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel