



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 Gaude, Vence & St-Jeannet

180 000 €

For sale apartment

2 rooms

Surface : 42 m²

Surface of the living : 16 m²

Exposition : Est

Hot water : Collective

Inner condition : good

Features :

Grenier, Balcon

1 bedroom

1 terrace

1 bathroom

1 WC



Apartment 2655 Nice

Located on the 4th floor of a typical Old Nice building, without an elevator, this charming apartment offers an authentic and sought-after living environment, just steps away from colorful streets, shops, and the sea. Upon entering, you'll find a pleasant living room that opens onto a small balcony, perfect for soaking up the neighborhood atmosphere. The apartment also includes a comfortable bedroom, a practical kitchen, and a bathroom with a toilet. Please note: some refreshing updates are needed, allowing future owners to customize it to their taste. An attic, a rare find in this area, completes the property and provides a highly valuable storage space. This apartment will appeal both to lovers of Old Nice and to investors looking for a property full of character.

Legal information

180 000 € fees included

4,17% VAT of fees paid by the buyer
(172 800 € without fees), well
condominium, annual current expenses
1 680 € (140 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 552 and 746 € (reference year 2025)
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