



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

421 000 €

For sale appartement de caractère

3 rooms

Surface : 80 m²

Year of construction : 1939

Exposition : Sud est

View : Citadine

Hot water : Individuelle

Inner condition : A rénover

Standing : Bourgeois

Building condition : good

Features :

Ascenseur, residential

2 bedroom

1 shower

1 WC

1 cellar



Appartement de caractère 2249 Nice

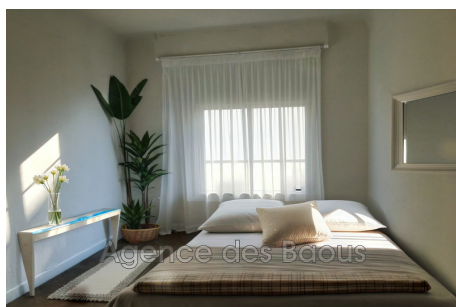
Nice City Center – Musicians' District – Ideally located! Just 5 minutes from the train station and the Promenade des Anglais, discover this beautiful, bright 3-room apartment of nearly 80 m², set on the 4th floor of a charming historic building. It features a large entrance with a closet, an independent kitchen, a living room, two bedrooms, a bathroom, and a separate toilet. A cellar completes this property. With windows on both sides and flooded with natural light, this apartment offers a pleasant and convenient living environment. A must-see without delay!

Legal information

421 000 €

Fees paid by the owner, well condominium, annual current expenses 1 764 € (147 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 1034 and 1398 € (reference year 2021)
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Carte professionnelle n°5653T Préfecture des Alpes Maritimes - RCS B 445 168 404 à Grasse - Document non contractuel