



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

310 000 €

For sale apartment

4 rooms

Surface : 77 m²

Surface of the living : 21 m²

Exposition : Sud est

View : Dégagée

Hot water : Collective

Inner condition : A rafraichir

Standing : Plan amélioré

Features :

Ascenseur, double glazing, gated, calm, air conditioning, residential

3 bedroom

1 terrace

1 shower

1 WC

1 cellar

Legal information

310 000 €

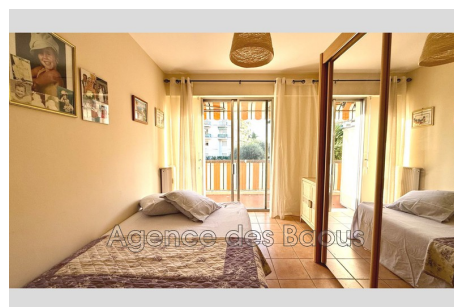
Fees paid by the owner, well condominium, annual current expenses 1 920 € (160 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2225 Nice

Located in a quiet area of Nice Nord and close to all amenities, this 4-room apartment with its 77 m² of surface area, offers a bright living room of 21 m², a separate fitted kitchen, 3 bedrooms, a shower room and a 10 m² terrace facing South-East with an unobstructed view. This property is located in a secure residence. This apartment is ideal for creating your family cocoon. It also has a cellar. It is ready to welcome new owners looking to enjoy all the advantages of Nice (Chambrun-Nice Nord district) in a quiet and residential environment. Close to major roads. Modernization work is to be expected and any serious offer will be considered!

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 1820 and 2520 € (reference year 2024)
Document non contractuel - 30/04/2025



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