

Appartement Nice 69 m²



PRIX DE VENTE : 480 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

Located in the heart of Nice's Old Town, just steps from the historic center and facing the beautiful Coulée Verte, this bright and fully renovated apartment offers an ideal living environment. Only a few minutes' walk from shops, restaurants, and the sea, the property is situated on the first floor of a typical Niçois building.

The apartment consists of a spacious, light-filled living room, a brand-new fully equipped kitchen, two bedrooms with built-in wardrobes, one of which features an en-suite shower room. There is also a second shower room with WC and a small laundry area.

Ideal as a pied-à-terre or for seasonal rental investment, this apartment combines charm, comfort, and a strategic location, just 15 minutes from Nice International Airport.

Charges: 50 EUR/month
Co-ownership with 9 lots.

Fees are at the seller's expense

For more information about the risks this property may be exposed to, visit the Géorisques website:
georisques.gouv.fr.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	69.56 m ²	Taxe foncière :	€850.00
NB de pièces :	3 rooms	NB de chambres :	2 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 95

Indice d'émission de gaz à effet de serre (GES) : A 2



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