

212 000 €

**For sale apartment**

**2 rooms**

**Surface : 37 m²**

**Surface of the living : 21 m²**

**Year of construction : 1965**

**Exposition : Nord**

**View : Sans vis à vis**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Features :**

cellar, gated, double glazing, near school and amenities, lift, air conditioning, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

#### Legal information

212 000 €

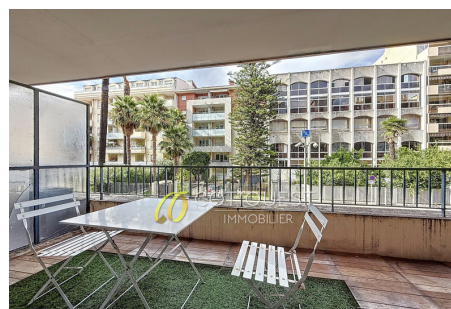
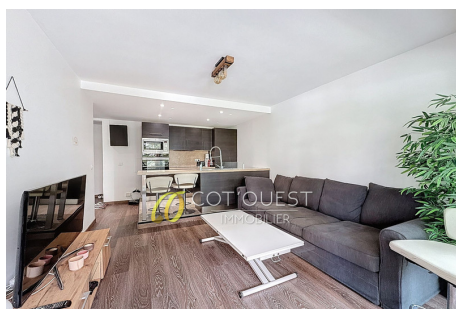
Fees paid by the owner, well condominium (55 lots in the condominium), annual current expenses 1 260 € (105 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



#### Apartment 5122 Nice

**OFFER ACCEPTED NICE - Libération / Borrighione 2 ROOMS / RENOVATED / TERRACE / CLOSE TO AMENITIES / CELLAR** Are you looking for a charming two-room apartment with a lovely terrace, ready to move in, and located just steps from shops and the tram? Come see this beautiful, fully renovated apartment in the Borrighione neighborhood. Situated on a quiet, one-way street, you can enjoy a nice terrace while being only 200 meters from the tram and a 5-minute walk from the Libération market. The apartment features an entrance hall, a separate toilet, a shower room, a bedroom, a fully equipped open-plan kitchen overlooking the living room, and a terrace. It is fitted with double-glazed windows and electric roller shutters. Air conditioning is installed in both rooms. A cellar is included. Monthly charges are controlled: approximately €100/month for all collective expenses (heating, hot water, cold water). Information on the risks associated with this...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 620 and 890 € (reference year 2023)  
Document non contractuel - 27/08/2025



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