

245 000 €

For sale apartment

2 rooms

Surface : 38 m²

Surface of the living : 18 m²

Year of construction : 1983

Exposition : Sud est

View : Sans vis à vis

Hot water : Individuelle électrique

Inner condition : new

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 parking

1 cellar

Legal information

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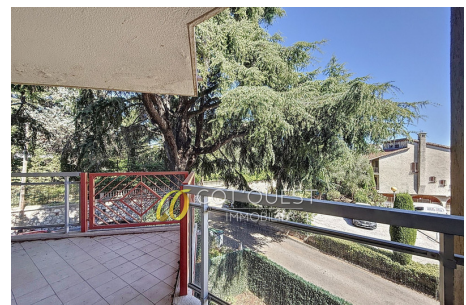
Fees paid by the owner, well
condominium(50 lots in the condominium),
annual current expenses 1 200 €
(100 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 5109 Nice

NICE West - Lantern / Napoleon III 2 rooms / Terrace / Renovated / Quiet /
Underground parking Superb two-room apartment, completely renovated,
benefiting from a beautiful sunny and quiet terrace, 10 minutes walk from the sea
and the tram! This apartment consists of an entrance hall with closet, a beautiful
living room with an equipped American kitchen of approximately 20m², a deep
terrace, a bedroom, a shower room and a WC. The property has been completely
renovated: electricity up to standard, double glazing, reversible air conditioning,
kitchen and household appliances, shower room, extra-flat water heater... It is sold
with a cellar. Private underground parking is available at an additional cost
(€20,000). The charges are controlled (around €100/month), which will appeal to
both investors and first-time buyers looking for a little cocoon. Information on the
risks to which this property is exposed is available on the Géorisques website:...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 350 and 530 € (reference year 2024)
Document non contractuel - 09/07/2025



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Code NAF 6831 Z - CGAIM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - *prix H.A.I.