COT'OUEST immobilier
Agence Nice La Californie

Tél. 04 92 09 77 20
www.cotouest-immobilier.com
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340 000 €

For sale apartment
2 rooms
Surface : 48 m²
Surface of the living : 30 m²
Exposition : Sud est
View : Mer panoramique
Hot w ater : Individuelle électrique
Inner condition : excellent
Standing : Bourgeois
Building condition : good
Features :
gated, double glazing, near school and amenities, air conditioning

1 bedroom
1 show er
1 WC

Legal information
340 000 €
Fees paid by the owner, well condominium, annual current expenses 1 560 € (130 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,

Apartment 5160 Nice

NICE PROMENADE DES ANGLAIS SEA VIEW AND BAY OF ANGELS / CLOSE TO TRAM / BALCONY Located on the prestigious PROMENADE DES ANGLAIS, a 10-minute walk from the airport and 15 minutes by tram to the city center, come and discover this charming, bright 1-bedroom apartment on the 3rd and top floor (no elevator) of nearly 50 m² in excellent condition. Whether you are in the fully equipped open kitchen, the living room, or the bedroom, you will enjoy the stunning SEA view over the Mediterranean, and from your balcony, you can admire the lights of the Bay of Angels. Perfect as a pied-à-terre right on the water, this apartment is also an ideal rental investment during your absences. In fact, it is currently leased under a furnished student rental agreement running until 05/31. This property is presented to you by the Cot'Ouest immobilier Promenade agency 04 92 09 77 20.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 690 and 1100 € (reference year 2016)
Document non contractuel - 30/10/2025