

**350 000 €**

**For sale apartment**

**3 rooms**

**Surface : 72 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Exposition : Sud est**

**View : Aperçu mer**

**Hot water : Individuelle**

**Inner condition : to renovate**

**Standing : semi-luxury**

**Building condition : good**

**Features :**

cellar, near school and amenities, lift, air conditioning, electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

**Legal information**

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Fees paid by the owner, well condominium (50 lots in the 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](http://georisques.gouv.fr)



## Apartment 4910 Nice

**NICE WEST CALIFORNIA 3 ROOMS / HIGH FLOOR / TERRACE / SEA VIEW / GARAGE / CELLAR.** To purchase, this typical 3-room apartment with a surface area of 77 m<sup>2</sup>. Nestled on the 7th floor of an 8-storey semi-luxury building on Avenue de la Californie in Nice, the apartment offers a partial sea view thanks to its South-East exposure. It includes a 25 m<sup>2</sup> living room and a 10 m<sup>2</sup> terrace to enjoy the sun. The property has 2 comfortable bedrooms, one with its 6 m<sup>2</sup> terrace, independent kitchen. The apartment requires renovation to reveal its full potential. You will appreciate its services: cellar, proximity to schools, shops and tramways, elevator, air conditioning and electric roller shutters. This apartment is a real opportunity for those looking to invest in Nice near the Promenade des Anglais. This property is presented to you by the Cot'ouestimmobilier promenade agency on 04.92.09.77.20

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
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