

690 000 €

For sale apartment

3 rooms

Surface : 86 m²

Surface of the living : 25 m²

Year of construction : 2006

Exposition : Sud ouest

View : Mer

Hot water : Individuelle électrique

Inner condition : to renovate

Standing : semi-luxury

Building condition : good

Features :

gated, double glazing, lift, air conditioning,
electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

Legal information

690 000 €

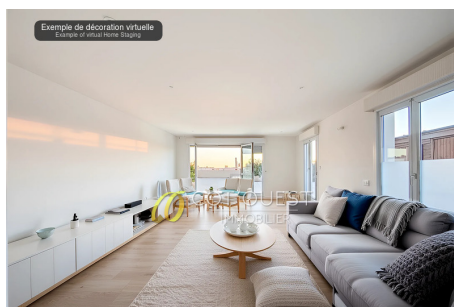
Fees paid by the owner, well
condominium(182 lots in the
condominium), annual current expenses
4 200 € (350 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Apartment 5166 Nice

NICE - Carras 3 rooms / Top floor / 120m² terrace / Sea view / Quiet / Recent residence / Close to Promenade des Anglais / A guaranteed coup de cœur for this fantastic 3-room apartment! Located on the top floor of a secure, modern 2006 building in the Carras neighborhood, this 86m² apartment boasts an exceptional 120m² southwest-facing terrace, allowing you to enjoy sunshine throughout the day. The spacious living room flows into the kitchen, with two bedrooms, a separate toilet, and a bathroom. The residence is perfectly situated with all amenities, the tramway, and the Promenade des Anglais right at the building's doorstep. Underground parking available for an additional cost. A rare find on the market!!! Information about risks related to this property can be found on the Géorisques website: www.georisques.gouv.fr This property is presented by the Cot'ouest immobilier agency at 04.92.09.77.20

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 720 and 1030 € (reference year 2025)
Document non contractuel - 27/11/2025



Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice
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Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949

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