

399 000 €

For sale apartment

3 rooms

Surface : 87 m²

Surface of the living : 29 m²

Year of construction : 1980

Exposition : Sud ouest

View : Aperçu mer

Hot water : Collective

Inner condition : to renovate

Standing : semi-luxury

Building condition : good

Features :

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

2 bedroom

2 terraces

1 bathroom

1 shower

1 WC

2 garage

1 cellar

Legal information

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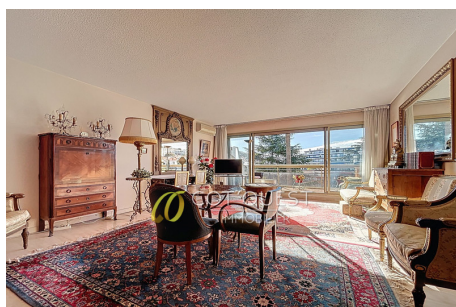
Fees paid by the owner, well
condominium(62 lots in the condominium),
annual current expenses 3 240 €
(270 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 5169 Nice

NICE WEST Carras / California TOP FLOOR / GARAGE / CLOSE TO TRAM AND SEA/ TERRACE Ideal location, in the heart of the Carras shopping district, just 200 meters from the TRAM and the beaches of the prestigious Promenade des Anglais, come and discover this spacious 3-room apartment of 87 m² on the TOP FLOOR of a secure high-end residence. Facing southwest, you will enjoy a first bedroom and a large living room of 29 m² filled with light, both opening onto an open-air TERRACE of 17 m². On the other side, the kitchen and second bedroom with shower room open onto a wide balcony offering a lovely SEA VIEW over the Bay of Angels. The apartment also includes a bathroom, a shower room, separate toilets, and a walk-in closet. A cellar and an underground garage complete this property, with the rare possibility of acquiring a second garage in this area. Ready to be renovated to your taste, this property offers rare potential, exceptional brightness,...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1150 and 1610 € (reference year 2021)
Document non contractuel - 08/12/2025



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