

450 000 €

For sale apartment

3 rooms

Surface : 97 m²

Surface of the living : 65 m²

Year of construction : 1925

Exposition : Est ouest

View : Citadine

Inner condition : excellent

Standing : residential

Building condition : good

Features :

gated, double glazing, near school and amenities, Tramway, air conditioning

2 bedroom

1 shower

1 WC

Legal information

450 000 €

Fees paid by the owner, well condominium (26 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 5178 Nice

NICE / CITY CENTER The Cot'Ouest Immobilier Promenade agency is proud to exclusively present a magnificent apartment nestled in the heart of Nice. This distinctive apartment offers over 97 m² of living space and is located on the first floor of the building. It is elegantly designed, starting with a large entrance hall that leads to a spacious living room of more than 65 m² facing east, enhanced by a fully equipped open kitchen. Additionally, a sleeping area oriented westward toward the inner courtyard includes two bedrooms, ample storage, a comfortable bathroom, and a separate toilet. High ceilings provide natural light that floods the property throughout the day. Its location, just steps away from schools, daily amenities, transportation options, shops, and the nearby tramway and Promenade des Anglais, makes it an exceptional place to live. This is an ideal investment opportunity not to be missed. Information about the risks related to...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Document non contractuel - 13/01/2026



Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice
Tél. 04 92 09 77 20 - Fax. 04 93 28 82 41 - info@cotouest-immobilier.com

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.