

318 000 €

For sale apartment

3 rooms

Surface : 63 m²

Year of construction : 1943

Exposition : Sud nord

View : Jardin

Hot water : Collective

Inner condition : to renovate

Standing : Bourgeois

Building condition : good

Features :

cellar, gated, near school and amenities,
lift

2 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

Legal information

318 000 €

Fees paid by the owner, well
condominium (31 lots in the condominium),
annual current expenses 2 280 €
(190 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 5114 Nice

NICE CENTER Musicians' Quarter 3 Rooms / Quiet / Close to amenities and Promenade des Anglais On Rue Gounod, on the 1st floor of a pretty palace, the Cot'Ouest Immobilier Agency offers you this 3-room apartment of 63.5 m² in ABSOLUTE CALM. This apartment, to be renovated, has enormous potential for different configurations: as a three-room or large two-room apartment, for a rental investment or a liberal profession with a great address, this property could correspond to your project. You will enjoy a beautiful high ceiling with large openings overlooking the trees in the courtyard. A CELLAR completes this property Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr This property is presented to you by the Cot'ouest immobilier Promenade agency at 04.92.09.77.20

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 2380 and 3260 € (reference year 2003)
Document non contractuel - 01/08/2025



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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.