



## Tél. 04 92 09 77 20

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## 239 000 €

- For sale apartment 3 rooms Surface : 65 m<sup>2</sup> Surface of the living : 20 m<sup>2</sup> Exposition : Sud ouest View : Citadine Hot w ater : Collective Inner condition : to renovate Building condition : good Features : cellar, gated, near school and amenities, lift
- 2 bedroom 2 terraces 1 bathroom 1 WC 1 cellar

Legal information 239 000 €

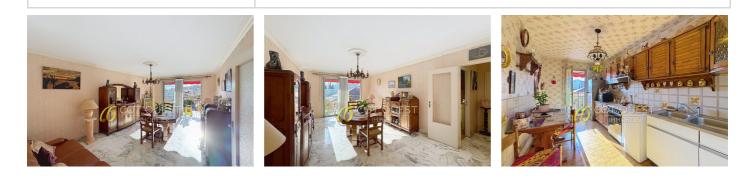
Fees paid by the owner, well condominium, annual current expenses 2 280  $\in$ (190  $\in$  monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



## Apartment 5050 Nice

NICE WEST Saint-Augustin 3 ROOMS / CLOSE TO AMENITIES AND PROMENADE DES ANGLAIS / CROSSING / GREAT POTENTIAL Located at the intersection of Avenue Saint-Augustin and Avenue Sainte Marguerite, in the immediate vicinity of amenities, the tramway and the Promenade des Anglais, this 3-room apartment of approximately 65 m<sup>2</sup> located on the 3rd floor is to be completely renovated, offering excellent development potential. It is composed as follows: - A bright living room opening onto a balcony of approximately 10 m<sup>2</sup>, facing south-west, benefiting from optimal sunshine. - An independent kitchen, - Two spacious bedrooms, each opening onto another balcony, - A bathroom, - A separate toilet, - Plenty of storage space The apartment is ideally located, with great light thanks to its south-west exposure, and offers a pleasant living environment just a stone's throw from the sea and shops. Sold with cellar. Don't miss this opportunity to create your future...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D Document non contractuel - 30/04/2025



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 - CGAIM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - \*prix H.A.I.