

419 000 €

For sale apartment

4 rooms

Surface : 83 m²

Surface of the living : 20 m²

Exposition : Sud Est

View : Dégagée

Hot water : Gaz

Inner condition : a refresh

Standing : improved plan

Features :

Hauteur sous plafond: 2.8m, lift, Balcon : 7 m², Prox. écoles, Prox. commerces, Prox. transports, Menuiserie PVC, Volets Roulants manuels, double glazing, Environnement Résidentiel, Programme investisseur

3 bedroom

1 shower

1 WC

1 cellar

Legal information

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Fees paid by the owner, well condominium(39 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 35043A Nice

In the sought-after Lower Fabron district of Nice, this bright 83m² apartment offers French Riviera lifestyle just steps from the beach. Located on the 6th and second-to-last floor of a building with lift, the apartment with a south-east exposure enjoys sunlight all day. The highlight is a spacious, 7m² sun-bathed balcony with partial sea view. The apartment features three bedrooms and an independent kitchen. The spacious living room and one bedroom open onto the balcony. The Fabron tram station is right in front of the building, ensuring easy transport to the airport and the city. All amenities are within walking distance, and an on-site parking space is available for rent. A cellar on the ground level is included in the price for added convenience. While the apartment requires some refreshing, its prime location and strong potential make it a worthwhile investment, be it a primary residence, a charming second home, or a lucrative...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 1520 and 2110 € (reference year 2021)
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