

165 000 €

For sale apartment

1 room

Surface : 20 m²

Exposition : Nord Est

Hot water : Electrique

Inner condition : new

Standing : improved plan

Features :

Plain-pied, lift, Prox. écoles, Prox. transports, double glazing

1 terrace

1 shower

1 WC



Apartment 25053 Nice

FOR SALE – GARDEN-LEVEL STUDIO – FULLY RENOVATED WITH PRIVATE OUTDOOR SPACE Located in the sought-after area of Nice West, within a secure residence with a swimming pool, this charming 21 m² fully renovated studio offers both comfort and quality features. The apartment consists of a bright living space with a modern kitchenette, a functional shower room, and opens onto a lovely outdoor area. You'll enjoy a 10 m² terrace perfect for outdoor dining, extended by a 30 m² private garden — a rare feature in this neighborhood. Ideal for relaxing, gardening, or entertaining. The residence is well-maintained, quiet, and set in a pleasant environment. Worth noting: the building's façade was completely renovated this year, ensuring peace of mind with no upcoming work or additional costs. This property is perfect as a first-time purchase, a holiday home on the French Riviera, or an excellent rental investment in a high-demand area. A must-see!

Legal information

165 000 €

Fees paid by the owner, well condominium (250 lots in the condominium), annual current expenses 480 € (40 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 612 and 828 € (reference year 2022)
Document non contractuel - 16/06/2025



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