

229 000 €

For sale apartment

1 room

Surface : 25 m²

Year of construction : 1940

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Features :

double glazing, near school and amenities,
Cuisine meublée et équipée, air
conditioning

1 terrace

1 shower

1 WC



Apartment 5161 Nice

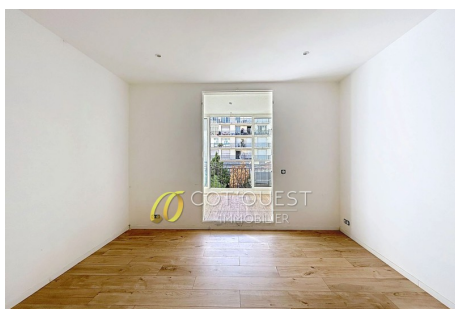
NICE / RUE DE FRANCE Cot'Ouest Immobilier Promenade agency offers you, in the sought-after Rue de France district in Nice, a charming 25 m² studio located on the 2nd floor of a building constructed in 1940. It features a reinforced entrance door with an airlock leading to an entry hall, which connects to an independent equipped and furnished kitchen, a bathroom with toilet, a loggia, and its living area. It enjoys a full south-facing exposure and a ceiling height of nearly 3 meters, making the apartment bright throughout the day. Just steps from schools, amenities, transport, shops, as well as the Tramway and the Promenade des Anglais, it offers an unparalleled quality of life. Perfect as an investment opportunity since seasonal rentals are permitted. Information on the risks this property is exposed to can be found on the Géorisques website: www.georisques.gouv.fr This property is presented to you by Cot'Ouest Immobilier Promenade agency...

Legal information

229 000 €

Fees paid by the owner, well condominium,
annual current expenses 1 096 €
(91 € 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 332 and 448 € (reference year 2021)
Document non contractuel - 03/11/2025



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.