

**209 000 €**
**Buying last floor**
**3 rooms**
**Surface : 49 m²**
**Year of construction : 1970**
**Exposition : Plein sud**
**View : Mer panoramique**
**Hot water : Collective**
**Standing : current plan**
**Building condition : Bon**
**Features :**

lift, double glazing, Proximité tramway,

Proximité autoroute, Proximité aéroport

2 bedroom

1 terrace

1 shower

1 WC

**Energy class (dpe) : E**
**Emission of greenhouse gases (ges) : E**

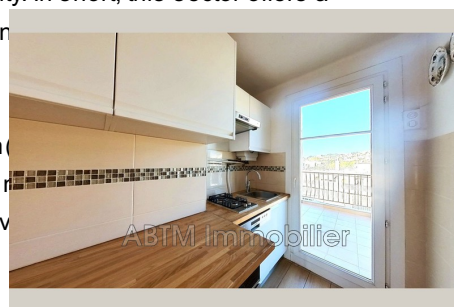
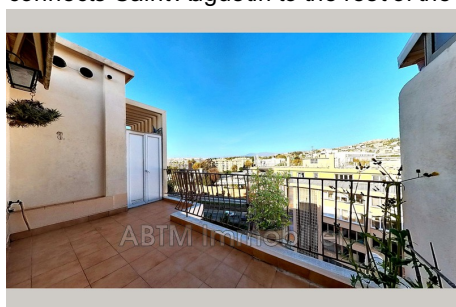
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30/04/2025 - Prix T.T.C



### Last floor 102 Nice

This real estate ad concerns a 3-room apartment located in Nice, in the Saint-Augustin district. Located on the top floor of a building built in 1970, this property offers a sea view. Ideally facing south, you can enjoy the light on beautiful sunny days on your private terrace. The living space, which has a total surface area of 50m², consists of a 14m² living room and an independent kitchen. You will also find two bedrooms, a shower room and a toilet. The apartment requires a refresh to regain all its character. Concerning heating and hot water, don't worry, they are collective! The building, which has 8 floors, is of current standard and in good condition. Several services are available to you: elevator, double glazing, proximity to the tram, motorway and airport. A great opportunity to seize on the Nice market! Saint Augustin is a district in Nice West, both residential and commercial, this part of Nice is home to a population from diverse backgrounds, giving it a cosmopolitan character. Several local markets present provide fresh produce and local specialties. The area is close to the large Allianz Riviera Stadium, creating an additional attraction for sports fans. A vast public transport network (bus, train) connects Saint Augustin to the rest of the city. In short, this sector offers a


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