

**219 000 €**
**Buying apartment**
**Surface : 64 m²**
**Exposition : Est**
**View : Citadine**
**Hot water : Collective**
**Inner condition : Bon**
**Building condition : Bon**
**Features :**

lift, double glazing

2 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

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

Document non contractuel

01/05/2025 - Prix T.T.C



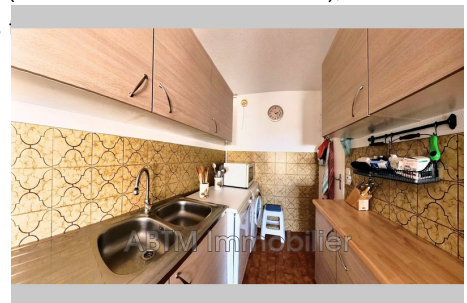
### Apartment 107 Nice

3-room apartment with terrace – Close to the tram and Promenade des Anglais  
 Located in a rapidly changing area, a stone's throw from the tramway, Parc Phoenix, the famous Promenade des Anglais and in the immediate vicinity of the airport, this 3-room apartment in good condition is an opportunity not to be missed! With a generous surface area, it consists of two bright bedrooms, a pleasant living room, as well as a fully equipped semi-open kitchen, giving access to a beautiful terrace. Ideal for enjoying beautiful sunny days. The bathroom is separated from the toilet for greater comfort. In addition, the property benefits from full double glazing, providing optimal acoustic and thermal comfort. As a bonus, a cellar completes this apartment, practical for storage. The advantages of this apartment: Immediate proximity to public transport and amenities Double glazing throughout Cellar included Up-and-coming neighborhood Ideal for a first purchase or a rental investment. Don't delay in visiting!

#### Legal information

219 000 €

Fees paid by the owner, well condominium(396 lots in the condominium), no


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