

199 500 €

For sale apartment

2 rooms

Surface : 49 m²

Surface of the living : 18 m²

Exposition : Sud est

View : Dégagée

Hot water : Individuelle gaz

Inner condition : a refresh

Standing : residential

Building condition : good

Features :

Lift, Double Glazing, Secured residence, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Legal information

199 500 €

Fees paid by the owner, well condominium, annual current expenses 1 740 € (145 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2440 Nice

PROFITABLE RENTAL INVESTMENT At the bottom of Cimiez, a 2-room apartment on the TOP FLOOR WITH SEA VIEW, sold with a tenant. Located in a large secure gated community. On the top floor with a wide-open view of Nice and the sea, this 49 m² apartment includes a living room, a kitchen, a bedroom, and a bathroom. The apartment is rented out for €920 all charges included. Garage available as an option. Rental investment with immediate profitability.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
 Estimated annual energy between 790 and 1150 € (reference year 2022)
 Document non contractuel - 05/12/2025

