

122 000 €

**For sale apartment**

**1 room**

**Surface : 19 m²**

**Surface of the living : 17 m²**

**Year of construction : 2016**

**Exposition : Sud**

**View : Citadine**

**Hot water : Collective solaire**

**Inner condition : good**

**Standing : residential**

**Building condition : new**

**Features :**

Lift, Double Glazing, Secured residence,

Calm, residential

1 terrace

1 shower



### Apartment 2500 Nice

**INVESTORS! UNDER CONTRACT:** Rare find in a beautiful, recent residence on the third floor corner apartment, with a commanding, unobstructed view, quiet location, stunning corner studio, a true opportunity, lovely east-facing balcony that lets in plenty of light, just a 10-minute walk from the port and Place Garibaldi. Notice to vacate for sale sent, possibility to rent furnished for €750!

#### Legal information

122 000 €

Fees paid by the owner, well condominium(50 lots in the condominium), annual current expenses 1 080 € (90 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
 Estimated annual energy between 220 and 340 € (reference year 2025)  
 Document non contractuel - 13/12/2025

