

106 000 €

For sale apartment

1 room

Surface : 31 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Year of construction : 1950

Exposition : Sud

View : Citadine

Hot water : Individuelle

Inner condition : good

Standing : improved plan

Features :

Secured residence, Calm

1 shower

1 WC



## Apartment 2522 Nice

Close to Pasteur Hospital and medical school, in a small secure Nice building with gate, located on the first floor facing south, this apartment has a beautiful light with its high ceilings. Clean condition, possibility of modifying into two rooms, ideal for investors. Sold with large cellar in the basement. exclusivity

### Legal information

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Fees paid by the owner, well condominium(11 lots in the condominium), annual current expenses 900 € (75 € 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) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 660 and 920 € (reference year 2024)  
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**ATRIO IMMOBILIER** - 62, Avenue de Nice - 06800 Cagnes-sur-Mer

Tél. +33 (0)4 92 02 12 12 - [info@atrioimmobilier.com](mailto:info@atrioimmobilier.com) - [www.atrioimmobilier.com](http://www.atrioimmobilier.com)

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