



179 500 €

**Buying apartment**

**1 room**

**Surface : 35 m²**

**Surface of the living : 16 m²**

**Year of construction : 1968**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Collective**

**Inner condition : A rafraichir**

**Standing : Luxe**

**Building condition : good**

**Features :**

lift, calm, residential

1 terrace

1 bathroom

1 WC

1 cellar

**Legal information**

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Fees paid by the owner, well condominium, annual current expenses 1 400 € (117 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment 8918 Nice

In a luxury condominium, an apartment on the 2nd floor comprising: hall with cupboard, living room, separate kitchen and shower room with WC. A 10m2 terrace, quiet, west facing, perfect for this property. The apartment needs to be refreshed. Single glazing. Reversible air conditioning in the living room. Electric roller shutters. Possibility of transforming it into 2 rooms. The apartment is sold rented, 800€ charges included, to a tenant over 65 years old. A cellar completes this property.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 1165 and 861 € (reference year 2021)  
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