



260 000 €

**Buying last floor**

**2 rooms**

**Surface : 40 m²**

**Surface of the living : 14 m²**

**Year of construction : 1968**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : A moderniser**

**Standing : Résidentiel**

**Building condition : Bon**

**Features :**

Ascenseur, Résidence sécurisée, Calme,

Résidentiel, Volets roulants électriques

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Legal information**

260 000 €

Fees paid by the owner, well  
condominium(59 lots in the condominium),  
annual current expenses 1 800 €  
(150 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).

### Last floor 8919 Nice

**CIMEZ / COLOMBO – TOP FLOOR WITH TERRACE, PARKING, AND CELLAR.** In a well-maintained and quiet condominium, discover this 2-room apartment located on the 3rd and top floor. It consists of an entrance hall, a bright living room, a separate kitchen (possibility of opening onto the living room), a bedroom with wardrobes, a bathroom, and a separate toilet. A deep, west-facing terrace offers unobstructed views of the greenery. A private parking space and a cellar complete this property. Although the apartment is in good condition, it needs modernization. Installing double glazing will improve energy efficiency.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 780 and 1180 € (reference year 2023)  
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