

165 000 €

Contact agency

Portissim

7 Quai de la Perouse - Port de Plaisance  
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For sale apartment

2 rooms

Surface : 48 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 1985

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : to renovate

Building condition : GOOD

Features :

lift, double glazing, air conditioning, Visitor  
Parking

1 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

23/12/2024 - Prix T.T.C



### Apartment 25597 Nice

NICE WEST Grand Arenas Spacious 2-room apartment of 44 m<sup>2</sup> on a high floor offering a beautiful open view from each room of the apartment which has a beautiful exposure. Beautiful distribution with 1 large bedroom, large living room of 20 m<sup>2</sup> with possibility of US kitchen, shower room, storage at the entrance. Sunny terrace facing south with panoramic view and sea view. Apartment to refresh, double glazing. Secure collective parking within the residence. Access to schools - Nursery, primary and secondary - on foot. You will also benefit from the future development of the rapidly expanding Quartier Grand Arénas - Close to the Eco Vallée with walking access to all transport, tram, airport, SNCF train station, etc. Co-ownership of 144 lots including 86 apartments. All individual electric heating and hot water, annual charges of 1,392 euros, Information on the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr). The property is subject to the status of co-ownership, the co-ownership comprises 144 lots, the share of the forecast budget (current expenses) is 1,392.00 euros/year. Fees payable by the seller.

Fees and charges :

Annual current expenses 756 €

Well condominium

144 lots in the condominium, 165 000 € fees included

