## 320 000 €

## Contact agency Estate & Law - Properties

38 Av. du Croiseur Léger le Malin 83120 Sainte Maxime 06 81 31 85 06 / info@estatelaw properties.com

For sale apartment

2 rooms

Surface: 50 m<sup>2</sup>

Year of construction: 1958

Exposition: Sud View: Citadine

Hot water: Individuelle électrique

Inner condition: GOOD Standing: residential **Building condition:** GOOD

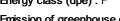
## Features:

double glazing, Jardinet/Exterieur, Nearby shops, Proximité tramw ay

- 1 bedroom
- 1 terrace
- 1 show er
- 1 WC
- 1 cellar

Energy class (dpe): F

Emission of greenhouse gases (ges): C













## **Apartment 007 Nice**

SOLE AGENT: We are pleased to present this charming townhouse, located in the heart of Nice, in a guiet environment, just steps away from shops and the tramway. This south-facing house, with one upper floor, consists of an entrance, a kitchen open to the living room with access to an outdoor space (small garden). Alarge bedroom is located upstairs, along with a bathroom and toilet, offering functionality and convenience to this intimate space. Outside, you will find a small garden with a large cellar that can be converted into an additional room, a rare feature in the city center. Whether you wish to enjoy a morning coffee in the open air or host evening gatherings with friends under the stars, this garden is the perfect place to create unforgettable memories. This dollhouse is a true gem waiting to be discovered. Don't miss this unique opportunity to own such an exceptional property in the heart of Nice. Let yourself be charmed by the incomparable appeal of this house, and imagine yourself already creating precious memories here for years to come. Information about the risks this property may be exposed to is available on the Géorisques website: (http://www.georisques.gouv.fr).

Fees and charges: 320 000 € fees included