

396 500 €

Contact agency

Ultimum Immobilier

66 rue Victor Reynaud

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For sale apartment

3 rooms

Surface : 69 m<sup>2</sup>

Exposition : Ouest

View : Jardin

Hot water : Individuelle électrique

Inner condition : excellent

Standing : bourgeois

Building condition : Cleaning is

Features :

lift, double glazing, gated, CALM, private garden, residential, renovated

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

Document non contractuel

27/01/2025 - Prix T.T.C



## Apartment 2025013CV Nice

Residence under renovation in Nice VERNIER district: from T1 to T6, the apartments all benefit from a beautiful exterior overlooking only the garden of the condominium, in a quiet area. Some accommodations even benefit from a large garden with terrace with little vis-à-vis. Accommodation from T2 upwards has a cellar and each apartment can be attached to an underground parking space or a single or double garage within the residence. Air conditioning is optional on all accommodation. Existing luxury co-ownership with caretaker and a large wooded park with a fountain. Situation : Russian Cathedral of Saint Nicholas: 10 min away Schools, colleges and high schools: 10 min away Nice Ville TGV station: 10 min away Place Magenta: 18 min away Place Masséna: 20 min away Promenade des Anglais: 20 min away Vieux-Nice: 30 min away Apartment T3 on the 1st floor composed of a living room with kitchen, 2 bedrooms, a bathroom, separate toilet, terrace of 10 m<sup>2</sup> and private garden of 44 m<sup>2</sup> a cellar. Parking or garage in addition. Visit on Friday by appointment, don't hesitate!

Fees and charges :

Well condominium

396 500 € fees included

