## 271 000 €

Contact agency Ultimum Immobilier 66 rue Victor Reynaud 83600 Fréjus 07 77 99 34 17 / ultimum83@gmail.com

For sale apartment 3 rooms Surface : 47 m<sup>2</sup>

Exposition : Sud View : Jardin Hot w ater : Individuelle électrique Inner condition : excellent Standing : bourgeois Building condition : Cleaning is

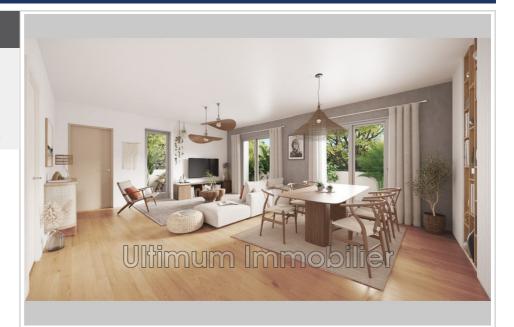
## Features :

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

- 2 bedroom
- 1 terrace
- 1 show er
- 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 3-room apartment on the ground floor comprising a living room with kitchen, 2 bedrooms, a shower room, separate toilet, 15 m<sup>2</sup> terrace and 25 m<sup>2</sup> private garden, a cellar. Parking or garage extra. Visit on Friday by appointment, don't hesitate! Fees and charges : Well condominium

271 000 € fees included



