

287 500 €

**Contact agency**

**Ultimum Immobilier**

66 rue Victor Reynaud

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07 77 99 34 17 / ultimum83@gmail.com

**For sale apartment**

**3 rooms**

**Surface : 47 m<sup>2</sup>**

**Exposition : Sud**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : bourgeois**

**Building condition : Cleaning is**

**Features :**

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

2 bedroom

2 terraces

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 3-room apartment located on the 1st floor comprising a living room with kitchen, 2 bedrooms, a shower room, separate toilet, 2 balconies, a cellar. Parking or garage in addition. Visit on Friday by appointment, don't hesitate!

Fees and charges :

Well condominium

287 500 € fees included

