

625 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale apartment

3 rooms

Surface : 68 m²

Surface of the living : 21 m²

Exposition : Sud

View : Dégagée

Hot water : Collective

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

Features :

CALM, Walking distance to shops, lift, without vis-à-vis

2 bedroom

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

26/02/2025 - Prix T.T.C



Apartment 830 Paris

Spacious, bright, and quiet apartment with a lot of character, very well located (113 Rue de la Faisanderie). Not overlooked and an unobstructed view between two buildings from the living room. See the floor plan to understand the layout of the rooms. The staircase to the bedrooms is quite narrow. The official surface area is 43 m² because the bedrooms on the second level are very large (12 and 28 m²) but the sloping roof truncates the measured surface. The floor surface is much bigger (68 m²). Where the ceiling is lower, there are good possibilities for cupboards and shelves to increase the storage area. Very secure thanks to a code at the entrance, a key for the second door, and a caretaker. A refresh might bring more modernity, but the apartment is perfectly usable as is. Attractive price due to a feature that may deter people with mobility issues: the elevator stops at the 5th floor. You then have to take narrow stairs up one floor, and then a narrow corridor, in a part of the building that hasn't benefited from particular aesthetic attention. But once you push open the apartment door, you immediately change atmosphere.

Fees and charges :

Annual current expenses 2 640 €

Well condominium

625 000 € fees included

