

809 500 €

Contact agency

Ultimum Immobilier

66 rue Victor Reynaud

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For sale apartment

6 rooms

Surface : 147 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Individuelle électrique

Inner condition : to renovate

Standing : bourgeois

Building condition : GOOD

Features :

lift, gated, CALM, residential

4 bedroom

2 showers

2 WC

1 cellar



## Apartment 2025013CV Nice

Located in a residence in the heart of the Libération district of Nice. Close to the cathedral and the Chagall Museum, less than 200 meters from the "Eglise Jeanne d'Arc" tram stop and 700 meters from the University of Nice Côte d'Azur "Campus Valrose". Superb 6-room apartment to renovate located on the 4th and top floor. Rented until August 1, 2028 Rent including charges €2,044 per month Superb Belle Époque-style residential building with 4 floors and elevator. Shared garden of 1600 m<sup>2</sup>. The common areas are fully renovated at the seller's expense (see descriptive work notice). 7 boxed garages in the street behind the residence (with access to the building) are also for sale as an option.

Fees and charges :

Well condominium

809 500 € fees included

Document non contractuel

11/04/2025 - Prix T.T.C

