

144 000 €

Contact agency

Ultimum Immobilier

66 rue Victor Reynaud

83600 Fréjus

07 77 99 34 17 / ultimum83@gmail.com

For sale apartment

1 room

Surface : 18 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Individuelle électrique

Inner condition : excellent

Standing : bourgeois

Building condition : GOOD

Features :

double glazing, gated, CALM, residential

1 shower

1 WC



## 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". Fully renovated 18 m<sup>2</sup> basement, comprising a living room with fitted kitchenette, shower room with toilet. South facing Ideal for investors, students or first-time buyers. 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. Visit possible on FRIDAY by appointment, don't hesitate!

Fees and charges :

Well condominium

144 000 € fees included

Document non contractuel

03/04/2025 - Prix T.T.C

