

99 800 €

Buying apartment

1 room

Surface : 22 m<sup>2</sup>

Surface of the living : 14 m<sup>2</sup>

Year of construction : 1988

Exposition : Nord

View : Citadine

Hot water : Individuelle électrique

Inner condition : a refresh

Building condition : good

Features :

lift

1 terrace

1 bathroom

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

01/05/2024 - Prix T.T.C



## Apartment 8486 Nice

We are delighted to present this charming studio located in the popular district of Pasteur Hospital in Nice. Ideally located, this studio offers a great opportunity for investors, students or people looking for a pied-à-terre in this magnificent city.

Characteristics of the property: Area: 22.49 m<sup>2</sup> Floor: 2nd out of 5 (with lift) Terrace:

Take advantage of a privileged outdoor space for your moments of relaxation or to receive friends. Cellar: Have additional storage space to store your personal belongings conveniently. Charges and taxes: Monthly charges: 50€ Annual property tax: €1,078 Selling price: €116,800 This studio offers an optimal layout with well-

designed spaces to guarantee you optimal living comfort. The prime location will allow you to benefit from all amenities nearby, including public transport, shops, restaurants and of course the Pasteur Hospital. Don't miss this unique opportunity to acquire real estate in Nice, a city renowned for its pleasant climate, its cultural richness, its sunny beaches and its incomparable quality of life. Do not hesitate to contact us for more information or to schedule a visit. Our agents will be happy to answer all your questions and assist you in your real estate project. Contact us now and seize this exceptional opportunity!



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