

## Price on request

### Buying apartment

4 rooms

Surface : 75 m²

Year of construction : 1974

Exposition : Sud ouest

View : Mer

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

### Features :

caretaker, lift, air conditioning, electric shutters, double glazing, gated

3 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

07/12/2025 - Prix T.T.C



## Apartment 8983 Nice

**FOR SALE: 4-Room Apartment in West Nice** Discover this beautiful 4-room apartment located near Saint Augustin and the business school. Ideally situated, it offers direct access to public transport (tram, bus, or train), shops, green spaces, recreational facilities, and schools. Positioned on the 11th floor of a secure 18-story residence with an elevator, this 75m² apartment features spacious rooms, a pleasant living atmosphere, and double-glazed windows for better insulation. It includes a living room, a fitted kitchen, three bedrooms, and a bathroom. It also benefits from a southwest-facing terrace with panoramic views of the sea and mountains. Finally, a cellar is included, perfect for securely storing your belongings. A property full of potential, ready to welcome you! Offered at a price of €227,900 including agency fees Property tax: €1,492 Monthly charges of €390 include: General common charges Buildings - BUILDING Elevators - ELEVATOR Heating / Hot water / Cold water Other specific charges: Meter rental, kitchen gas, antenna, maintenance, caretaker. Number of lots: 1,144, including 383 for residential, commercial, and office use Number of buildings: 7 Inspection report: Energy rating: D Greenhouse gas emissions: D Asbestos: none Electricity: minor



**3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice**  
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Document non contractuel - Barème de prix disponible sur notre site internet

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE D'AZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904