



258 000 €

For sale apartment

3 rooms

Surface : 63 m<sup>2</sup>

Surface of the living : 17 m<sup>2</sup>

Year of construction : 1967

Exposition : Sud

View : Citadine

Hot water : Collective

Inner condition : a refresh

Standing : improved plan

Building condition : good

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar



## Apartment 1914+1915+1916 Nice

Nice-Nord (avenue Louis Roubaudi), near bus line no. 16, the tram line and square Chanoine Robert Henri Barbe. On the third floor out of five of a maintained condominium of three buildings, built in 1967 (82 residential lots), beautiful, bright, 3-room apartment of 63.49m<sup>2</sup>. This apartment to be refreshed, consists of a large entrance hall of 7m<sup>2</sup>, an independent kitchen of 7.50 m<sup>2</sup>, a living room of 18m<sup>2</sup>, a bathroom of 3.60m<sup>2</sup>, two bedrooms of respectively 9.89 and 11.14 m<sup>2</sup> as well as a separate toilet. A 4m<sup>2</sup> south-facing balcony adjoins the kitchen and living room, a 9m<sup>2</sup> north-facing terrace adjoins the two bedrooms (these two exteriors are equipped with a canvas awning). A cellar in the basement completes this property. Possibility of purchasing a large garage of 27m<sup>2</sup> in the co-ownership for an additional 35,000 euros. Do not waste anymore time ! Contact me so I can introduce you to this great opportunity in the Saint-Sylvestre sector. Monthly...

### Legal information

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Fees paid by the owner, well condominium (82 lots in the condominium), annual current expenses 3 000 € (250 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 949 and 1283 € (reference year 2023)  
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