

320 000 €

**Buying appartement**

**2 rooms**

**Surface : 50 m<sup>2</sup>**

**Year of construction : 1958**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : Résidentiel**

**Building condition : good**

**Amenities :**

double glazing, Jardin/Exterieur,

Proximité commerces, Proximité tramway

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Legal information**

320 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Appartement 007 Nice

**SOLE AGENT :** We are pleased to present this charming townhouse, located in the heart of Nice, in a quiet environment, just steps away from shops and the tramway. This south-facing house, with one upper floor, consists of an entrance, a kitchen open to the living room with access to an outdoor space (small garden). A large bedroom is located upstairs, along with a bathroom and toilet, offering functionality and convenience to this intimate space. Outside, you will find a small garden with a large cellar that can be converted into an additional room, a rare feature in the city center. Whether you wish to enjoy a morning coffee in the open air or host evening gatherings with friends under the stars, this garden is the perfect place to create unforgettable memories. This dollhouse is a true gem waiting to be discovered. Don't miss this unique opportunity to own such an exceptional property in the heart of Nice. Let yourself be charmed by...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 770 and 1090 € (reference year 2021)  
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