

249 000 €

**For sale apartment**

**2 rooms**

**Surface : 31 m²**

**Surface of the living : 15 m²**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : Bourgeois**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school  
and amenities, lift, electric shutters

1 bedroom

1 shower

1 WC

1 cellar



## Apartment 4978 Nice

**NICE - Rossini Street 2 ROOMS / HYPER CENTER / CELLAR / IDEAL RENTAL  
NEW - FAVORITE!** The COT'OUEST Immobilier Napoléon III agency offers you, in a beautiful building on Rue Rossini with elevator, a lovely 2-room apartment of 32m<sup>2</sup> located on the 1st floor. It is composed as follows: Entrance hall, living room with fitted US kitchen, beautiful bedroom, shower room with WC. Turnkey apartment! Double glazing, new extra flat cumulus, portable air conditioning system. A cellar completes this property. Ideal and highly sought-after location for this property with high rental yield! To visit without delay! Information on the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the COT'OUEST Immobilier Napoléon III agency on 04.92.29.12.91

### Legal information

249 000 €

Fees paid by the owner, well condominium,  
annual current expenses 684 €  
(57 € 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) : B  
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