



## Tél. 04 92 09 77 20

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## 233 000 €

- For sale apartment 3 rooms Surface : 63 m<sup>2</sup> Year of construction : 1920 Exposition : Nord View : Jardin Hot w ater : Individuelle Inner condition : to renovate Standing : Bourgeois Building condition : Ravalement fait Features : cellar, gated, near school and amenities
- 2 bedroom 1 show er 1 WC 1 cellar

## Legal information 233 000 € Fees paid by the owner, well condominium,

annual current expenses 1 200  $\in$  (100  $\in$  monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



## Apartment 5013 Nice

NICE NORTH GORBELLA CLOSE TO TRAM / QUIET / IDEAL INVESTMENT / SHOPS In a beautiful secure condominium, in a highly sought-after area, Cot'Ouest Immobilier offers you this 64m<sup>2</sup> F3 apartment. The apartment is in need of complete renovation, which gives the possibility of transforming it into a tworoom apartment and a studio, each with its own entrance, or into a three-room apartment. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr This property is presented to you by the Cot'ouest immobilier Napoleon III agency on 04.92.29.12.91

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Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice Tél. 04 92 09 77 20 - Fax. 04 93 28 82 41 - info@cotouest-immobilier.com Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949 Code NAF 6831 Z - CGAIM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - \*prix H.A.I.