

**318 000 €**

**For sale apartment**

**3 rooms**

**Surface : 54 m<sup>2</sup>**

**Surface of the living : 13 m<sup>2</sup>**

**Year of construction : 1890**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Standing : Bourgeois**

**Building condition : good**

**Features :**

cellar, near school and amenities, lift

2 bedroom

1 shower

1 WC

1 cellar

**Legal information**

318 000 €

Fees paid by the owner, well condominium (16 lots in the condominium), annual current expenses 1 260 € (105 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 5076 Nice

**NICE Liberation 3 ROOMS / FREED HEART / OLD CHARM / BALCONIES / CELLAR**

Very rare! In the heart of the highly sought-after Libération district and its market, come and discover this charming 55m<sup>2</sup> 3-room corner apartment. Its herringbone parquet flooring, its very high ceilings and its beautiful and large openings give it a lot of charm and natural light. It has two balconies offering a superb view of the Gare du Sud esplanade! This apartment consists of an entrance hall, a bedroom, a separate kitchen, a shower room with WC, and two adjoining rooms which can be used as a bedroom and living room or a large double living room. A large cellar completes this property. 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 04.92.291.291

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 960 and 1330 € (reference year 2024)  
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