

280 000 €

**For sale apartment**

**3 rooms**

**Surface : 66 m<sup>2</sup>**

**Surface of the living : 19 m<sup>2</sup>**

**Year of construction : 1976**

**Exposition : Sud nord**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : a refresh**

**Standing : residential**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school and amenities, Proche transports, lift, loggia, Porte d'entrée blindée, electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

**Legal information**

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Fees paid by the owner, well condominium(468 lots in the condominium), annual current expenses 2 760 €(230 € 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 5022 Nice

Charming 3-room apartment for sale in the residential area of Saint Augustin in Nice. It is located on the 6th floor of a luxury building, built in 1976. The apartment consists of a loggia, two bedrooms, a bathroom and a toilet. With a surface area of 66 m<sup>2</sup>, it includes a living room of 19 m<sup>2</sup> and a terrace of 10 m<sup>2</sup>, all bathed in light thanks to its south-north exposure. From the terrace, you can enjoy a glimpse of the sea. The apartment requires refreshing but benefits from a fitted kitchen, hot water and collective heating. In terms of security, the residence is secure, the entrance is armored and the shutters are electric roller shutters. Nearby, you will find schools, shops and transport. Finally, a cellar completes this property.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 603 and 815 € (reference year 2021)  
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