

239 000 €

For sale apartment

3 rooms

Surface : 65 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Exposition : Sud ouest

View : Citadine

Hot water : Collective

Inner condition : to renovate

Building condition : good

Features :

cellar, gated, near school and amenities,  
lift

2 bedroom

2 terraces

1 bathroom

1 WC

1 cellar

Legal information

239 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 280 €  
(190 € 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 5050 Nice

NICE WEST Saint-Augustin 3 ROOMS / CLOSE TO AMENITIES AND PROMENADE DES ANGLAIS / CROSSING / GREAT POTENTIAL Located at the intersection of Avenue Saint-Augustin and Avenue Sainte Marguerite, in the immediate vicinity of amenities, the tramway and the Promenade des Anglais, this 3-room apartment of approximately 65 m<sup>2</sup> located on the 3rd floor is to be completely renovated, offering excellent development potential. It is composed as follows: - A bright living room opening onto a balcony of approximately 10 m<sup>2</sup>, facing south-west, benefiting from optimal sunshine. - An independent kitchen, - Two spacious bedrooms, each opening onto another balcony, - A bathroom, - A separate toilet, - Plenty of storage space The apartment is ideally located, with great light thanks to its south-west exposure, and offers a pleasant living environment just a stone's throw from the sea and shops. Sold with cellar. Don't miss this opportunity to create your future...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Document non contractuel - 26/01/2025



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](mailto: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.