

170 000 €

**Buying apartment**

**1 room**

**Surface : 31 m<sup>2</sup>**

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

**Year of construction : <1997**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm

1 shower

1 WC

1 garage

1 cellar

**Legal information**

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Fees paid by the owner, well condominium (125 lots in the condominium), annual current expenses 720 € (60 € 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 689 Nice

Nice west – 2 minutes from the tram, 5 minutes from the Promenade des Anglais and the EDEC school, 10 minutes from Nice airport – Annual investor, Airbnb, or first-time buyer – Large studio 31m<sup>2</sup> – balcony – Parking – Cellar – top floor – Air conditioning Also close to shops and beaches. Large 31 m<sup>2</sup> studio consisting of an entrance, a living room with an open fitted and equipped kitchen leading onto a balcony, a shower room with window and toilet. A cellar and a parking space complete this property. Apartment sold rented at 670 euros including charges, lease ending April 2027, with the possibility to rent the parking space separately for 90 euros/month. A must-see without delay

Document non contractuel - 26/05/2026



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