

115 000 €

Buying apartment

1 room

Surface : 18 m²

Surface of the living : 14 m²

Year of construction : 1986

Exposition : Est

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Standing : improved plan

Building condition : good

Features :

lift, double glazing, gated, calm, residential

1 shower

1 WC




Bienvenue chez vous

Apartment 2056 Nice

STUDIO - 19M² - EASY FREE PARKING - STUDENT AND SEASONAL INVESTMENT - GREAT RENTAL YIELD - FURNISHED LEASE UNTIL NOVEMBER 2026. 22 avenue des Magnolias, Nice West, located at the bottom of the residence in total tranquility, with easy pedestrian access. Covering an area of 19m² with a living space of 14m², situated on the ground floor of a building from 1986. West-facing, ensuring optimal brightness throughout the day. Kitchenette style kitchen, individual electric hot water, and individual heating. The property is in good condition. The building is well-maintained, upscale with an improved plan, comprising 4 floors. Free parking available within the residence, with plenty of spaces, and free two-wheeler parking. Double glazing in a secured residence. Currently rented, offering a good rental income year-round or seasonally, or ideal for a first purchase, lease ending November 2026.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 329 and 445 € (reference year 2023)
Document non contractuel - 05/04/2026

Legal information

115 000 €

Fees paid by the owner, well condominium(50 lots in the condominium), annual current expenses 964 € (80 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



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