

215 000 €

Buying apartment

Surface : 44 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Year of construction : < 1950

Exposition : Est

View : Citadine

Hot water : Individuelle

Inner condition : A rénover

Building condition : good

Features :

calm

1 shower

1 WC



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## Apartment 570 Nice

Old Town Nice – Near the green corridor and Place Masséna – duplex divided into a 44 m<sup>2</sup> apartment to renovate, with the division in progress. **\*\*PERFECT FOR INVESTORS, AIR BNB rental authorized,\*\*** Ideally located in Old Town Nice, just steps from the green corridor and Place Masséna, close to the tram and local amenities Duplex of 88 m<sup>2</sup> divided into two units of 44 m<sup>2</sup>, with the unit for sale on the ground floor, featuring a main room with open kitchen, a shower room, and a toilet. The division of the units is currently underway The renovation of the common areas has been approved and paid for. A must-see GALLAND Gregory 06 95 05 68 04

### Legal information

215 000 €

Fees paid by the owner, well condominium(8 lots in the condominium), annual current expenses 1 200 € (100 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 840 and 1170 € (reference year 2021)  
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