

# French Properties

## ONLINE

€290 000

**1 bedroom apartment**  
**Surface : 42 m²**  
**Year of construction:** 1975  
**Exposition:** south west  
**Kitchen:** fitted kitchen  
**Hot water:** collective  
**Heating:** collective  
**Inner condition:** renovated

### Features:

double glazing, calm, shops at walking distance, lift, Volets roulants, air conditioning

1 bedroom  
1 terrace  
1 bathroom  
1 WC  
1 cellar

**Energy class (dpe):** D

**Emission of greenhouse gases (ges):** D

Document non contractuel  
23/05/2025 - Prix T.T.C



### Apartment Nice

Discover this magnificent 42 m² apartment, located on the seventh and top floor of a secure residence with elevator, in the heart of Nice. Just 300 meters from the tramway, 600 meters from Place Garibaldi and 400 meters from the city center, this apartment offers an ideal location, close to all amenities and the future green spaces of the Urban Forest. Completely renovated, it opens onto a large south- and west-facing balcony overlooking the residence's gardens. It thus benefits from exceptional natural light and absolute calm. This 42 m² apartment features a large, bright living room opening onto the terrace and a fully equipped kitchen. A master suite with a large closet and a bathroom with a toilet complete the comfort of this property. It benefits from recent complete equipment (2021): reversible air conditioning in all rooms, double-glazed joinery for optimal insulation, electric roller shutters. A cellar completes this property, offering additional storage space. Don't miss this unique opportunity to acquire a bright and comfortable apartment in one of Nice's most sought-after neighborhoods. Ideal for a beautiful primary residence, pied-à-terre, or a quality rental investment.

Fees and charges :

