

520 000 €

Buying apartment

Surface : 112 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Year of construction : 1910

Exposition : Nord sud est

View : Dégagée sans vis à vis surJardin

Hot water : Individuelle gaz

Inner condition : a refresh

Standing : bourgeois

Building condition : Ravalement fait

Features :

lift, calm, air conditioning, double glazing,

Volets manuel

4 bedroom

1 shower

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

15/01/2025 - Prix T.T.C



### Apartment 8712-48 Nice

MANTEGA RIGHI sector In a very calm and sunny environment... FOR SALE: large 5-room apartment (4 real bedrooms) crossing (3 corners) without vis-à-vis of more than 111 m<sup>2</sup> + 1 cellar and 1 parking possibility. On the ground floor, slightly raised on the living room side and on the 2nd floor level on the rest of the rooms, this beautiful bourgeois apartment, with the facade currently being renovated, (fully paid for) is composed as follows: - 1 small entrance opening directly onto a large living room/kitchen of more than.....m<sup>2</sup> (furnished and equipped) to measure, very airy with its 2 large windows, its high ceilings with moldings, exposed beams and fan. - 1 small hallway/corridor serving the air-conditioned sleeping area (4 bedrooms) as well as the bathrooms and a laundry room. This sleeping area is distributed as follows: - 1 quiet bedroom surrounded by nature, with 2 windows. - 1 quiet bedroom with 1 window and cupboard/wardrobe. - 1 quiet bedroom with 1 charming stained glass window opening onto a wooded garden, and integrated cupboard/wardrobe. - 1 air-conditioned master bedroom, quiet with small balcony overlooking the garden, 1 laundry room/dressing room, 1 large wall cupboard. - 1 bathroom with a large glass shower cubicle, 1 sink unit and 1 towel radiator. - 1



Fees and charges :

**3 AGENCES A VOTRE SERVICE** - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A. Daumas - 06300 Nice

Annual current expenses 1 800 €  
7 Quai du vieux port, 06 230 Saint Jean Cap Ferrat / Montohan 22480 Canihuel

Document non contractuel - Barème de prix disponible sur notre site internet

13 lots in the condominium 520 000 € fees included

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE DAZUR - LLOYD'S G.F. LEGA

104317 : 110 000€ - RCP LEG 103904