



# PORTISSIM

Tél. 04 93 07 31 62 - PORTISSIM.COM - 2 AGENCES

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

462 000 €

**For sale apartment**

**3 rooms**

**Surface : 83 m²**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : To modernize**

**Standing : "Demi-luxe"**

**Building condition : GOOD**

**Features :**

lift, Double Glazing, Parlophone

2 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

#### Legal information

462 000 €

Fees paid by the owner, well condominium, annual current expenses 2 900 € (242 € 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 Nice

Nice / Parc Impérial / 3-Room Apartment / Garage Discover this charming 3-room apartment located in the highly sought-after area of Nice, with all amenities within easy reach. This property offers a living space of 83 m², complemented by a spacious terrace. It includes an entrance hall with a wardrobe, a welcoming living room, and a separate equipped kitchen that can be converted into an open-plan kitchen, all opening onto a sunny terrace. You will also find two peaceful bedrooms, a bathroom, and a separate toilet. The apartment is located in a well-maintained building with 6 floors, equipped with an elevator for your convenience. With its south-facing exposure, this apartment promises optimal brightness and offers a charming city view. Heating is communal, and the hot water supply is individual. The interior condition, which needs updating, allows the future owner to carry out refurbishment work as desired. Cellar 4 m² Possibility of a...

Document non contractuel - 10/10/2025



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