



# PORTISSIM

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

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

346 500 €

**For sale apartment**

**3 rooms**

**Surface : 58 m²**

**Surface of the living : 23 m²**

**Year of construction : 1860**

**Exposition : Est**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : new**

**Standing : Vieux Nice**

**Building condition : Entretenu**

**Features :**

Double Glazing, Surface extérieur isolée par 10cm de laine de verre, Porte blanchée phonique et thermique, Cuisine Equipée, Parquet massif

3 bedroom

1 shower

1 WC

#### Legal information

346 500 €

Fees paid by the owner, well condominium (6 lots in the condominium), annual current expenses 948 € (79 € 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 25659 Nice

NICE - OLD NICE - 3/4 ROOM APARTMENT; Located in one of the most sought-after areas of Nice, this completely renovated apartment offers you an ideal living environment combining old-world charm and modern comfort. Just steps from Place Garibaldi and the shops of Old Nice, this 58m² (70m²) apartment features warm, inviting rooms and a modern shower room, all featuring high-quality materials. All exterior walls have been insulated with 10cm of glass wool for perfect soundproofing. Just minutes from the sea, the Cours Saleya market, and local shops, you'll be at the heart of Nice's vibrant life.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 852 and 1152 € (reference year 2023)  
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