



# CIEL AZUR IMMOBILIER

L'IMMOBILIER SUR LA CÔTE D'AZUR - VENTE - LOCATIONS

www.cielazurimmo.com | Tél. 04 93 61 05 05



MLS CÔTE D'AZUR

149 000 €

#### Buying apartment

**View :** Citadine

**Hot water :** Collective

**Inner condition :** to renovate

**Standing :** residential

**Building condition :** good

#### Features :

lift, residential

1 bathroom

1 WC

1 cellar

#### Legal information

149 000 €

Fees paid by the owner, well condominium, annual current expenses 1 608 € (134 € 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 1042 Nice

Discover this spacious studio, ideally located in the sought-after Riquier district of Nice. Offering a generous area of 36m<sup>2</sup>, this apartment is on the 1st floor of a 7-story building equipped with an elevator. The living area, bright and roomy, enjoys a pleasant city view. The kitchen is ready to be designed to your liking. The apartment also includes a bathroom, a toilet, and a cellar. Comfort is enhanced by a central heating and hot water system. Although the interior requires renovation work, this property offers great potential. Don't hesitate to visit this rare find on the market! Located in the 06300 Nice district, the Riquier area is a charming and lively neighborhood. Home to a diverse population, it is best known for the Nice-Riquier train station, a major transport hub serving the French Riviera. This green and vibrant area boasts a variety of shops, restaurants, and bars, making it appealing to all age groups. Close to the port,...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 776 and 1050 € (reference year 2023)  
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