

129 000 €

**Buying apartment**

1 room

Surface : 21 m<sup>2</sup>

Surface of the living : 14 m<sup>2</sup>

Year of construction : 2008

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : good

**Features :**

lift, quiet, gated, calm, residential, Pas de vis a vis, Cuisine neuve équipée, Parking pour voiture électrique

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

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29/04/2024 - Prix T.T.C



Riviera Bay

**Apartment 23- Nice**

**NICE FABRON - FURNISHED STUDIO - TERRACE - NOT OVERVIEW - BRIGHT EQUIPPED PARKING FOR ELECTRIC CARS EXTRA** In a recent secure condominium, in perfect calm, Very bright 21m<sup>2</sup> studio, on the penultimate floor, opening onto a terrace, not overlooked, facing south. Entrance with large storage space, living room with new open fitted kitchen (induction hob, fridge, hood, washing machine/dryer) on the terrace with green view, not overlooked, bathroom, toilet, In perfect condition: recent cumulus under warranty, recent convectors, double glazing, rolling shutters, electricity up to standards, low charges (60€/month). Optical fiber in the apartment. The apartment is sold furnished (or not), ideal for investment or secondary residence or students (near IUT). Easy access parking on level -1 in addition, direct elevator, with secure socket for electric car. Bus stop 100m away, direction Tram (airport line), Close to shops, 2 km from the Promenade des Anglais.

Fees and charges :

Annual current expenses 709 €

Well condominium



Riviera Bay



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**RIVIERA BAY - 4 Bd de la Corne d'Or (Moyenne Corniche) - 06230 Villefranche-sur-Mer**  
***Parking Gratuit devant l'agence / Free Parking Lots available***

Tél. +33 (0)4 93 04 22 12 - [contact@riviera-bay.com](mailto:contact@riviera-bay.com) - [www.riviera-bay.com](http://www.riviera-bay.com)

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