

AMI

REAL
ESTATE

T. 04 20 20 58 32

www.amirealestate.fr

300 000 €

For sale appartement

4 rooms

Surface : 68 m²

Surface of the living : 19 m²

Year of construction : 1880

Exposition : Est ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : Bon

Standing : Niçois

Building condition : Bon

Features :

Ascenseur, Double vitrage, Résidence
sécurisée, Calme, Porte blindée,
Interphone

3 bedroom

1 shower

1 WC

1 cellar

Legal information

300 000 €

Fees paid by the owner, well
condominium (15 lots in the condominium),
annual current expenses 1 272 €
(106 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Appartement 413 Nice

NICE CENTER / MUSICIENS - Pleasant 4-Room Quiet and Cross-Ventilated Apartment Rare opportunity, don't miss out! Ideally located in the heart of Nice, on a quiet side street in the Musiciens district, just a 2-minute walk from the tram, train station, and all amenities, this charming 4-room apartment offers 68 sqm of living space. It is situated on the first floor of a well-maintained Nice-style building with an elevator. Quiet, bright, and with cross ventilation, the apartment features a spacious entrance leading East to a first bedroom, the living room, and its semi-open kitchen spanning over 25 sqm. On the West side, overlooking the courtyard, you'll find a bathroom with a toilet and two additional bedrooms. Generous ceiling heights (3 m), large double-glazed windows in every room, low charges, and many options to rearrange the spaces to suit your needs (opening the kitchen into the living room, opening a bedroom onto the living room,...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1100 and 1520 € (reference year 2023)
Document non contractuel - 02/10/2026



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RCS Nice 822 727 061 - Code NAF 6831Z - Siret 822 727 061 00027 - Document non contractuel