



## Price on request

Buying appartement

4 rooms

Surface : 90 m²

Surface of the living : 27 m²

Year of construction : 1930

Exposition : Sud

View : Citadine

Hot water : Individuelle gaz

Inner condition : A rénover

Standing : Bourgeois

Building condition : Ravalement fait

### Features :

Ascenseur

2 bedroom

1 bathroom

2 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

15/08/2025 - Prix T.T.C



## Appartement 193 Nice

NICE MUSICIANS DISTRICT your BRUN IMMO SOLEIL agency offers you 4-ROOM APARTMENT IN A BELLE EPOQUE BUILDING In a luxury Belle Epoque building, discover this spacious 4-room apartment located on the 5th floor with elevator. With a generous surface area of 90 m2, this apartment offers exceptional potential. Bright and with an unobstructed view of the city, it will appeal to lovers of old-world charm and spacious living spaces. A cellar completes this property. MAIN FEATURES: Belle Epoque building, 5th floor with elevator. Four rooms to renovate according to your wishes. Beautiful ceiling height, moldings. Unobstructed view, ideal orientation. Close to shops and transport. A great opportunity for renovation enthusiasts or investors.

### Legal information

490 000 € fees included

5,98% VAT of fees paid by the buyer (462 364 € without fees), well condominium (60 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr).



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<https://g.page/r/CeCU6nSZE2sOEAE/review>

Carte professionnelle n°CPI 0062023000000112 - RCS Antibes B 952 740 421

Code NAF 6831Z - SIRET 952 740 421 00013 - Garantie financière : 120.000 EUROS - Document non contractuel - \*prix F.A.I.