



**326 000 €**

**For sale apartment**

**3 rooms**

**Surface : 55 m²**

**Exposition : Nord ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : bourgeois**

**Building condition : Restoration done**

**Features :**

lift, double glazing, gated, calm, residential,  
renovated

2 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 cellar

**Legal information**

326 000 €

Fees paid by the owner, well condominium,  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Apartment 2025013CV Nice**

Residence under renovation in Nice VERNIER district: from T1 to T6, the apartments all benefit from a beautiful exterior overlooking only the garden of the condominium, in a quiet area. Some accommodations even benefit from a large garden with terrace with little vis-à-vis. Accommodation from T2 upwards has a cellar and each apartment can be attached to an underground parking space or a single or double garage within the residence. Air conditioning is optional on all accommodation. Existing luxury co-ownership with caretaker and a large wooded park with a fountain. Situation : Russian Cathedral of Saint Nicholas: 10 min away Schools, colleges and high schools: 10 min away Nice Ville TGV station: 10 min away Place Magenta: 18 min away Place Masséna: 20 min away Promenade des Anglais: 20 min away Vieux-Nice: 30 min away 3-room apartment comprising a living room with kitchen, 2 bedrooms, a shower room, separate toilet, two balconies, a cellar....

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