

237 000 €

For sale apartment

2 rooms

Surface : 45 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Exposition : Sud

Hot water : Individuelle

Inner condition : excellent

Building condition : good

Features :

double glazing, gated, calm, armored door,  
residential, electric blinds, electric shutters

1 bedroom

1 terrace

1 shower

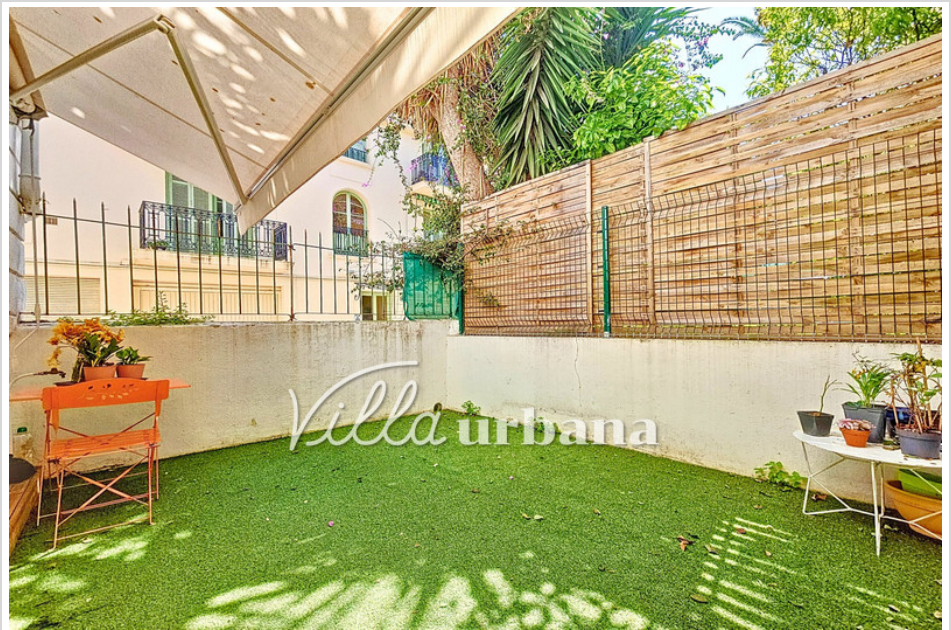
1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

27/07/2024 - Prix T.T.C



## Apartment 131 Nice

Rare opportunity in the popular Les Baumettes district in Nice. Magnificent 2-room apartment of 45 m<sup>2</sup> offering a spacious living room of 31 m<sup>2</sup>. Located on the garden level of a single-story building, this accommodation benefits from a southern exposure. The kitchen is open and perfectly equipped. The interior condition is excellent. Beautiful services: Double glazing, secure residence, quiet, armored door, residential, blinds and electric roller shutters. It also includes a bedroom, a shower room, a toilet, a terrace to enjoy the good weather and a cellar. An apartment with undeniable charm, which is just waiting for you! Do not delay in contacting us for more information. The Baumettes sector is a picturesque residential area nestled in the hills of Nice, offering breathtaking views of the Mediterranean Sea. Benefiting from a privileged location, this area perfectly combines the serenity of a quiet environment with proximity to the amenities of the city center. The narrow streets lined with traditional houses with colorful facades give Les Baumettes an undeniable Provençal charm. Here, the atmosphere is both authentic and refined. Several parks, such as that of the Château de Bellet, add to its bucolic charm. The area also offers a wide range of educational

