



# Cad Invest

Négociations | Transactions  
Recherche & accompagnement en investissements

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**369 000 €**

**Buying apartment**

**3 rooms**

**Surface : 72 m²**

**Exposition : Sud**

**View : Mer**

**Hot water : Collective**

**Inner condition : A refresh**

**Building condition : Good**

**Features :**

Lift, Double Glazing, Secured residence,  
Calm, Reinforced door, Electric blinds,  
Electric shutters, Pool, Visitor Parking

2 bedrooms

1 terrace

1 bathroom

1 cellar

Document non contractuel  
13/05/2024 - Prix T.T.C



## Apartment 1093 Nice

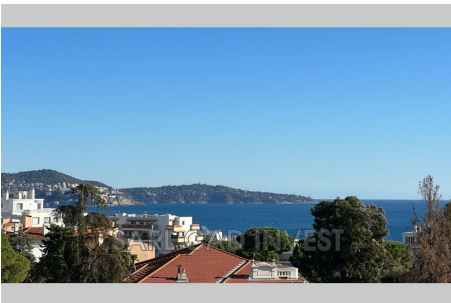
Beautiful 3-room apartment of 72m2, sea view, spacious and bright, crossing, high floor, terrace and balcony. Napoleon III - Secure residence with swimming pool and lift. Currently the apartment is rented, possibility to terminate the lease on January 19, 2024 or keep the tenants if investors. Amount of rent: €988.10 + €165 charges Property tax €1244, collective heating and hot water. Description: Entrance, living room with terrace access, fitted kitchen with balcony, utility room, 2 bedrooms, bathroom and wc. Parking lots in front of the building Tel: 06 07 32 94 07

Fees and charges :

Annual current expenses 4 200 €

Well condominium

369 000 € agency fees 4,07% à the responsibility of the buyer included



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