



Apartment in Building with Concierge



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 343,003.85

Location

Pays:	France
État/Région/Province:	Provence-Alpes-Côte d'Azur
Ville:	Nice
Indicatif régional:	06000
Soumis:	11/03/2026

Description:

In a prestigious residence with a concierge, set back from the road and in close proximity to the Russian church, discover this beautiful two-bedroom apartment in excellent condition. It comprises: an air-conditioned living room opening onto a small south-facing terrace with space for a table and two chairs, a fully equipped kitchen, two bedrooms with parquet flooring, and a modern shower room with a wall-hung toilet.

The apartment has been completely renovated with taste and high-quality materials.

A cellar is included. A garage is available for an additional fee within the residence.

Agency Fees payable by the seller

Property Tax: 1,518 Euro

- Condominium:

Condominium property: Yes



Number of condominium units: 200

Of which residential units: 200

Annual charges (ALUR): 1,740 Euro

Legal proceedings against the condominium association: No ongoing proceedings

Share of charges: 145%

- Interior:

Number of rooms: 3

Bedrooms: 2

- Other features:

Elevator: Yes

Cellar(s): 1

Number of balconies: 1

Intercom: Yes

Air conditioning: Yes

Veranda: Yes

- Location:

View: Unobstructed

Floor: 1

Number of floors: 6

Ground floor: No

Top floor: No

Distance to shops: 0.5 km

Bus access: 5 min

School access: 10 min

- Areas:

Area: 56 m²

- Exterior:

Garden - No

Year built: 1969

Standard: High standard

General condition: Good

Viewings: No

Exterior condition: Good

Windows: PVC double glazing

Roller shutters

The department of Alpes-Maritimes is the south-eastern most department of the Provence-Alpes / Cote-d'Azur region, in France.

There are approx. 163 towns and villages in the Alpes-Maritimes department with a few very famous



ones of course, the capital is the renowned town of Nice. Situated along the Mediterranean Sea, next to the Italian border, surrounded with the Var and Alpes-de-Haute-Provence departments to the west, the department has many assets.

This part of France is famous all over the world for having amazing touristy treasures: a good climate, great coastline, the French Riviera or Cote d'Azur, a wonderful inland landscapes and beautiful people! Alpes Maritimes is one of the most renowned departments of France, amidst both French and foreign holidaymakers. The department benefits from 320 sunny days per year. It boasts a prestigious coast line as well as rugged landscapes.

The Alps and the Mediterranean Sea are less than one hour away by car. The area has everything you need on offer, tourism being essential to the area's income. The French Riviera is definitely the part of the department which attracts the most tourists. Towns such as Cannes, Antibes, Juan-les-Pins or Saint-Jean-Cap-Ferrat are highly visited by both holidaymakers and showbiz celebrities.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

Commun

Chambres: 2
Salle de bains: 1

Building details

Building Amenities: Elevator

Lease terms

Date Available:



IMLIX

Marché immobilier IMLIX
<https://www.imlix.com/fr/>

Contact information

IMLIX ID:

IX8.259.085

