

SALE APARTMENT - NICE RIQUIER - NICE - PORT



**VIZCAYA**  
NICE, LE PORT & MONT-BORON

06300 Nice  
0497082323  
immo@vizcaya.fr

**Price : €395,000**

Notary fees and land registration taxes excluded

Vendor fees: €19,750

Price without fees: €375,250

Ref : **6288**



**VIZCAYA**  
NICE, LE PORT & MONT-BORON

**Vizcaya**  
4 quai Papacino

06300 Nice  
0497082323  
[immo@vizcaya.fr](mailto:immo@vizcaya.fr)

## Description

Magnificent 3-room apartment, completely renovated, nice amenities, furnished, living room with fitted kitchen, two bedrooms each with its own bathroom, numerous cupboards, facing south, balcony, open view, near Tram, Place du Pin , Garibaldi. Air conditioner. Very sunny.

Surface : 51m<sup>2</sup>

Floor : 2nd

Rooms : 3

Exposure : South

Bedrooms : 0

DPE : 138 kWh/m<sup>2</sup>.an

GES : 4 kg CO<sub>2</sub>/m<sup>2</sup>.an

## Equipment

Air-conditioning

Double glazing

Furnished

Intercom

## District

### Riquier

On the Eastern side of the city, near the port, this ancient working-class area enjoyed new interest with the arrival of the Tram, the pedestrian zone of Rue de la République and the opening of the Universtiy Saint-Jean-d'Angély. Despite these refurbishments, Riquier still offers a range of properties and prices more homogenous than at the centre of Nice. This modernization of an area that used to be in the process of impoverishment had a real positive effect on its attractiveness for the local population and investors. The small surfaces are much in demand by students and young couples. The development of this former industrial plain also offers family flats at moderate prices.



**VIZCAYA**  
NICE, LE PORT & MONT-BORON

**Vizcaya**  
4 quai Papacino

06300 Nice  
0497082323  
immo@vizcaya.fr



## Photos



**VIZCAYA**  
NICE, LE PORT & MONT-BORON

**Vizcaya**  
4 quai Papacino

06300 Nice  
0497082323  
[immo@vizcaya.fr](mailto:immo@vizcaya.fr)