

SALE APARTMENT - NICE RIQUIER - NICE RIQUIER, 4-ROOM APARTMENT OF 106M2  
NEW, WITH TWO TERRACES



**Price : €869,000**

Notary fees and land registration taxes excluded

Vendor fees: €40,000

Price without fees: €829,000

Ref : 6114

## Description

Nice Riquier, Discover this exceptional opportunity to acquire a 4-room apartment with a generous area of 106m<sup>2</sup>, nestled in a new residence full of charm. With its privileged location on the 6th floor of 7, this apartment offers a view of the hills of Mount Alban, thus creating a serene and inspiring living environment.

The property is distinguished by its three spacious bedrooms, ideal for welcoming a family or creating versatile spaces. The kitchen, fully equipped and brand new, is a real asset for lovers of gastronomy and conviviality.

The apartment also opens onto two separate terraces, offering respectively 10 and 11m<sup>2</sup> of outdoor space. These outdoor spaces are perfect for enjoying sunny days, organizing outdoor meals or simply relaxing while contemplating the view of the surroundings.

In addition to its intrinsic characteristics, this apartment offers the option of acquiring one or two additional car parks, thus offering a practical solution for motorized residents.

For those looking for a place to live combining modern comfort, neat aesthetics and unobstructed views, this apartment will meet all expectations. Do not hesitate to contact us for more information or to organize a visit in order to fully appreciate all the possibilities offered by this exceptional property.

Surface : 105.8m<sup>2</sup>

Floor : 6th

Rooms : 4

Exposure : North / South

Bedrooms : 3

View : Hills / City

Balconies : 1

DPE : 57 kWh/m<sup>2</sup>.an

GES : 10 kg CO<sub>2</sub>/m<sup>2</sup>.an

## Equipment

Air-conditioning

Double glazing

PVC window

Internet

Electric awnings

Disabled access

Lift

Optical fiber

Digicode

Intercom

Electric gate

Security door

## 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**  
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# Photos

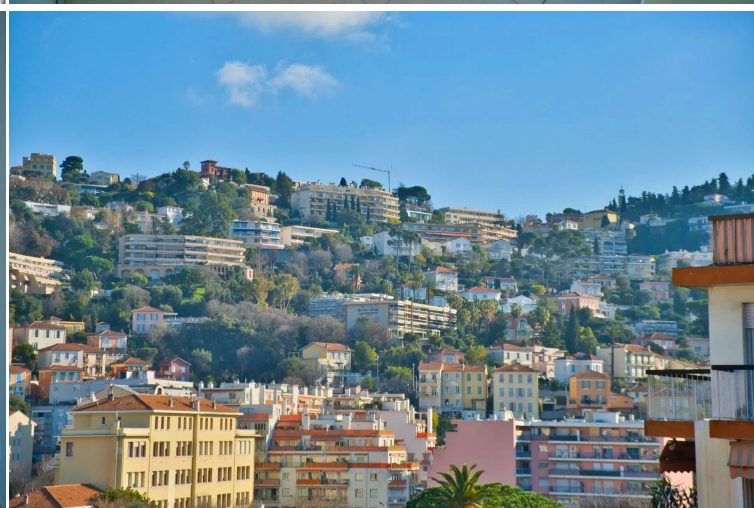
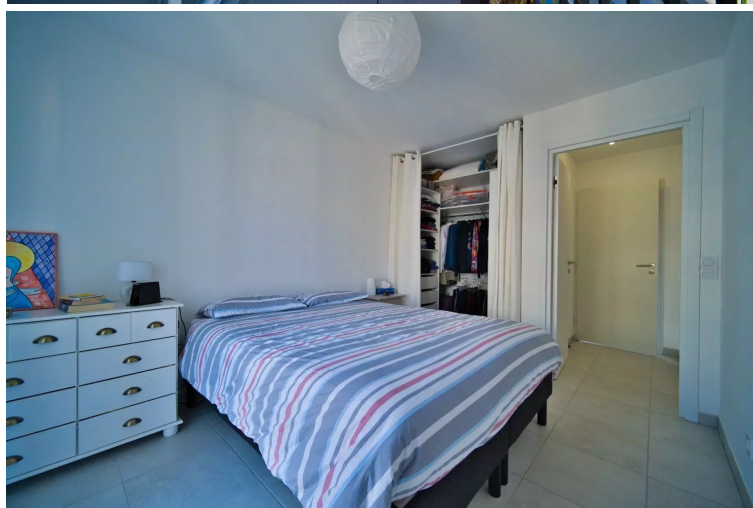
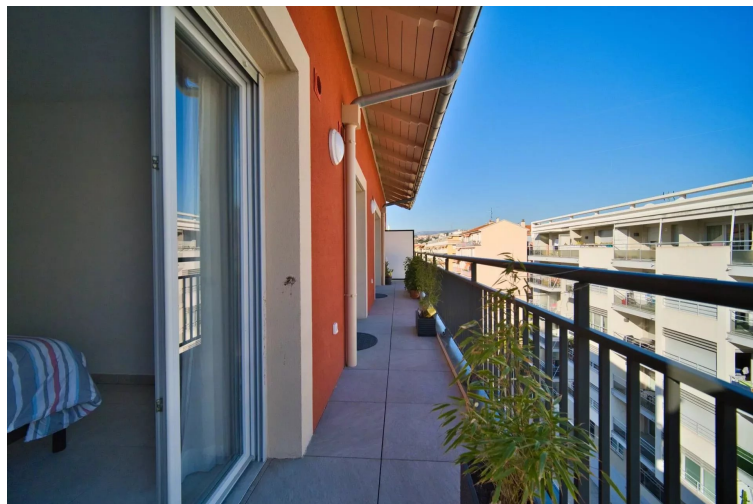


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