



Nice Riquier "Fanny" 2-room apartment 47 m² - Terrace

Nice — Riquier

235 000 €

Fees charged to the seller

2 Rooms	1 Bedrooms	47 sq. m	— Floor	Requires renovation Condition
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DESCRIPTION

NICE RIQUIER / THE PORT – BARBERIS: exclusive new listing at the end of March 2026, come visit "FANNY" this 2-room apartment of 47 m² ideally located 2 steps from the Port and its tramway, its shops and good schools.

Close to everything on foot, not far from Riquier train station also for those working in Monaco, this apartment offers complete tranquility because it faces the courtyard.

Its huge asset? Its exceptional 43 m² south-facing terrace with many layout possibilities, which you will only find on the first floor, as is often the case in Nice.

FANNY is entirely to be renovated, ideal for those who prefer renovation work. Ideal as a pied-à-terre, rental investment or first-time purchase.

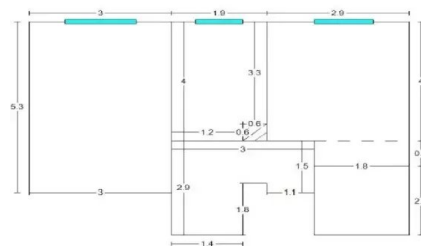
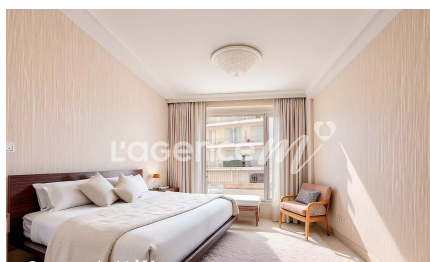
Airbnb tolerated in the residence.

Energy class E - Condominium of 70 main lots - Monthly charges €166 - Property tax €1041 - No ongoing proceedings known to us.

Information on the risks to which this property is exposed is available on the Georisques website <http://georisques.gouv.fr>

PHOTOS





ROOM DETAILS

Entrance	6.6 m ²	Bathroom	4.2 m ²
Living-room	15.9 m ²	Terrace	1
Bedroom	12.8 m ²	Lavatory	1

ENERGY RATING (DPE)



GREENHOUSE GAS (GHG)



FINANCIAL DETAILS

Service charges: **167 €/Month**

Property tax: **1041 €/an**

ADDITIONAL INFORMATION

Landscape : **Courtyard**
 Year built : **1961**
 Legal proceedings : **Pas de procédure en cours**

Exposure : **South**
 Heating : **Chauffage par radiator common gas**

AMENITIES

- Intercom
- Lift
- Optical fiber

NEARBY

- Bus
- Convention center
- Doctor
- Movies
- Nursery
- On main road
- Park
- Primary school
- Public parking
- Public pool
- Sea port
- Secondary school
- Shops
- Sport center
- Supermarket
- Taxi
- TGV station
- Town centre
- Train station
- Tram
- University



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