

399 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

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For sale apartment

2 rooms

Surface : 50 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Year of construction : 1980

Exposition : Est ouest

View : Mer

Hot water : Individuelle gaz

Inner condition : renovated

Standing : residential

Building condition : GOOD

Features :

gated, double glazing, lift, AIR  
CONDITIONING, POOL, electric shutters

1 bedroom

2 terraces

1 shower

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : B

Document non contractuel

30/06/2024 - Prix T.T.C



## Apartment 4891 Nice

NICE WEST-L'ARCHET SECTOR 2 ROOMS / CROSSING / GROUND FLOOR / GREEN AND SEA VIEW / SWIMMING POOL / QUIET. In a secure residence with swimming pool, the Cot'Ouest Immobilier agency presents this 2-room apartment with an area of 51 m<sup>2</sup> on the ground floor. It is composed of an entrance, a living room and equipped kitchen, a hallway, a walk-in shower with toilet, a bedroom with bathtub, two terraces and a garden. The apartment is in excellent condition with quality services. It benefits from a garden and sea view. Collective parking spaces in the residence. FALLING FOR SOMETHING. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) This property is presented to you by the Cot'Ouest Immobilier BELLES TERRES agency at 04 84 79 07 70.

Fees and charges :

Annual current expenses 2 196 €

Well condominium

399 000 € fees included

