

265 000 €

Contact agency

Cot'Ouest Immobilier

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For sale apartment

2 rooms

Surface : 52 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Exposition : Sud est

View : Mer panoramique

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

gated, double glazing, Proche école et commodités, CARETAKER, lift, AIR CONDITIONING, POOL, electric shutters

1 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

18/09/2024 - Prix T.T.C



## Apartment 4960 Nice

NICE WEST - Napoleon III 2 ROOMS / HIGH FLOOR / PANORAMIC SEA VIEW / BALCONIES / PARKING / CELLAR / CLOSE TO ALL AMENITIES NEW - FAVORITE!

The COT'OUEST Immobilier Napoléon III agency offers you, within the Domaine des Fleurs, a secure residence with caretaker, green spaces and swimming pool, this vast 2-room apartment of 53m<sup>2</sup> located on the 3rd and penultimate floor, offering a sublime sea view, south-east facing. This crossing apartment includes: an entrance hall with cupboard, a living room opening onto a deep 6m<sup>2</sup> balcony, a large bedroom with cupboard and second balcony, fitted independent kitchen, large pantry, a bathroom with WC. For your comfort, the apartment is equipped with reversible air conditioning as well as double glazing on all windows. Sold with private outdoor parking as well as a large cellar! A bus stop is located at the entrance to the residence. Near to all facilities. To visit without delay! 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 Napoléon III agency on 04.92.29.12.91

Fees and charges :

Annual current expenses 2 880 €

Well condominium

265.000 € fees included

