

300 000 €

**Contact agency**

**Aequalis Immobilier**

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**For sale apartment**

**2 rooms**

**Surface : 42 m<sup>2</sup>**

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

**Year of construction : 1983**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Standing : residential**

**Building condition : GOOD**

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**



**Apartment 1955 Nice**

Nice-Ouest (Boulevard Montréal, &quot;Park Fabron&quot; residence), close to the Pignata shops and the IUT Nice Côte d'Azur. In a real estate complex with swimming pool built in 1983, comprising 160 residential lots, 2-room apartment on the 1st floor out of 4, The property consists of an air-conditioned living room with its open kitchen of 32m<sup>2</sup>, a bedroom of 9.38m<sup>2</sup> with large wall cupboard, a bathroom and a separate toilet. A 14.50m<sup>2</sup> garage is also associated with this exceptional apartment to visit without moderation and as soon as possible! Charges of 200 euros/month: collective cold water, individual electric heating and hot water. Contact and visits at 06.66.25.71.66. featuring an incredible 167m<sup>2</sup> terrace, with triple exposure (East-North-West), view of the hills of Montreal Boulevard as well as a sea view.

Fees and charges :

Annual current expenses 1 550 €

Well condominium

160 lots in the condominium 300 000 € fees included

Condo : current procedure

Document non contractuel

