

259 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

04 92 09 77 20 / info@cotouest-immobilier.com

For sale apartment

2 rooms

Surface : 55 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Year of construction : 2009

Exposition : Sud ouest

View : Jardin

Hot water : Individuelle

Inner condition : GOOD

Standing : residential

Features :

gated, double glazing, Proche ecole et commodités, lift

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

25/02/2025 - Prix T.T.C



### Apartment 5056 Nice

NICE WEST - Sainte-Marguerite 2 ROOMS / BEAUTIFUL TERRACE / GARAGE / CLOSE TO SHOPS AND TRANSPORT The COT'OUEST Immobilier Napoléon III agency offers you this pretty 2-room apartment located in a secure residence from 2009, this apartment with a surface area of 56 m<sup>2</sup> offers you a pleasant and functional living environment. On the 2nd floor, it has a 12 m<sup>2</sup> terrace, ideally facing southwest, perfect for enjoying the sun all day long. The interior of the apartment includes a beautiful bright living room, an independent kitchen to equip according to your preferences, as well as a large bedroom of 16.68 m<sup>2</sup> with built-in cupboards. You will also find a bathroom and a separate toilet for more comfort. This property is sold with a garage, offering convenient and secure parking. The location is ideal: close to shops, public transport, and a kindergarten accessible on foot in a few seconds.

Fees and charges :

Well condominium

50 lots in the condominium 259 000 € fees included

