

499 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

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

For sale apartment

3 rooms

Surface : 81 m²

Surface of the living : 25 m²

Year of construction : 1982

Exposition : Sud est

View : Mer panoramique

Hot water : Individuelle

Inner condition : a refresh

Standing : luxury

Building condition : GOOD

Features :

cellar, gated, double glazing, Proche école et commodités, CARETAKER, lift, POOL

2 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

17/07/2024 - Prix T.T.C



Apartment 4961 Nice

Nice West Empress Eugénie - Archet 3 ROOMS / RAISED GARDEN FLOOR / TERRACE / PANORAMIC SEA VIEW / GARAGE / CELLAR / STANDING RESIDENCE NEW - FAVORITE! The COT'OUEST Immobilier Napoléon III agency offers you in a very high standard residence with caretaker, green space and swimming pool, this superb 3-room apartment of 82m² on the raised garden level, offering a sublime panoramic sea view from a large living room opening onto a deep terrace of 35m², facing south. This crossing apartment includes: an entrance hall with cupboard, large dressing room, 2 bedrooms opening onto a garden to the north, an independent kitchen, as well as a bathroom and a shower room, a separate toilet. For your comfort, a closed garage in the basement as well as a cellar are included in the price. Refreshment is expected. Double glazing, air conditioning, electric roller shutter in the living room, secure residence, individual heating and hot water. A bus stop is located at the entrance to the residence. Close to all amenities and a few minutes from the Promenade des Anglais. To visit without delay! Information on the risks to which this property is exposed is available on the Géorisks website: 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 €

