

295 000 €

Contact agency

Cot'Ouest Immobilier

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For sale apartment

3 rooms

Surface : 62 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Dégagée

Hot water : Collective

Inner condition : excellent

Standing : semi-luxury

Building condition : GOOD

Features :

cellar, gated, double glazing, Proche école et commodités, lift, AIR CONDITIONING, electric shutters, GARAGE

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

04/02/2025 - Prix T.T.C



### Apartment 5048 Nice

NICE WEST HENRI MATISSE 3 ROOMS / TOP FLOOR / SOUTH FACING / GARAGE / CELLAR Discover this magnificent 3-room apartment located in the Henri Matisse district of Nice. Occupying the top floor of a 4-storey building, it offers a beautiful surface area of 60 m<sup>2</sup> with a 12 m<sup>2</sup> south-facing terrace and an unobstructed view. The 16 m<sup>2</sup> living room offers a beautiful living space. The apartment has 2 bedrooms, a bathroom, a separate fitted kitchen and 1 toilet. This property also comes with a cellar and a garage. Secure residence with elevator, air conditioning, double glazing and electric roller shutters complete its services. Easy access to schools and amenities. The interior condition is excellent, hot water and heating are collective. To discover quickly! This property is presented to you by the Cot'Ouest immobilier promenade agency on 04 92 09 77 20

Fees and charges :

Annual current expenses 3 600 €

Well condominium

40 lots in the condominium 295 000 € fees included

