

435 000 €

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 : 72 m<sup>2</sup>

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

Year of construction : 1965

Exposition : Est ouest

View : Mer

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

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

2 bedroom

2 terraces

1 shower

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

30/06/2024 - Prix T.T.C



### Apartment 4918 Nice

NICE WEST Napoleon III 3 rooms / Close to shops / Terrace 12m<sup>2</sup> / Sea view / parking / Cellar / swimming pool Very pleasant 2 room apartment 56M<sup>2</sup> in the Domaine des Fleurs, located on Boulevard Napoléon III in the residential area. Private estate with superb semi-Olympic swimming pool. Apartment on the 2nd floor, composed of a beautiful bright living room, independent kitchen, bathroom and separate WC. Open view . Private collective parking in the residence. Ideal first purchase or pied-à-terre. A large cellar completes this property. 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 at 04.92.291.291

Fees and charges :

Annual current expenses 2 988 €

Well condominium

435 000 € fees included

