## 399 000 €

## 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: 70 m<sup>2</sup>

Surface of the living: 32 m<sup>2</sup> Year of construction: 1986

Exposition : Sud View : Jardin

Hot water: Individuelle électrique Inner condition: to modernize

Standing: luxury

**Building condition:** GOOD

## Features:

cellar, gated, double glazing, Proche ecole et commodités, CARETAKER, lift, POOL, electric shutters

2 bedroom

1 terrace

1 bathroom

1 show er

2 WC

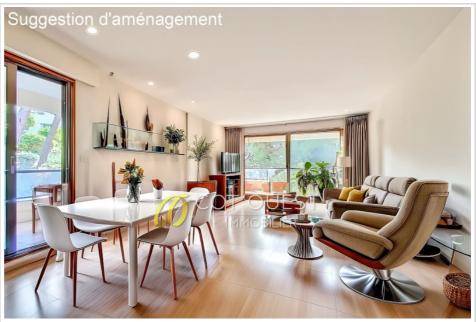
1 garage

1 cellar

Energy class (dpe): E

Emission of greenhouse gases (ges) : B

19/10/2024 - Prix T.T.C



## Apartment 4929 Nice

NICE Fabron - Napoleon III 3 ROOMS / QUIET / SWIMMING POOL / LARGE GARAGE / CELLAR / TERRACE / NEAR SCHOOL AND AMENITIES Rare ! Superb top floor apartment located in a luxury residence with swimming pool and caretaker. This beautiful 3-room apartment will seduce you with its ideal location, its calm and its corner terrace in the middle of the greenery. Crossing, this apartment consists of an entrance, an independent kitchen, a beautiful living room and its terrace to the south. A well-separated sleeping area, with two large bedrooms, each with their own bathroom and WC, completes this property. It is sold with a cellar as well as a large garage that can accommodate a car, a scooter, bicycles and storage space. 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'ouestimmobilier Napoléon III agency at 04.92.291.291

Fees and charges:

Annual current expenses 2 676 €

Well condominium

54 lots in the condominium 399 000 € agency fees 4,76% à the responsibility of the buyer included





