

269 000 €

Contact agency

Portissim

7 Quai de la Perouse - Port de Plaisance  
06700 Saint-Laurent-du-Var  
+33 (0)4 93 07 31 62 / portissim@orange.fr

For sale apartment

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

Surface of the living : 31 m<sup>2</sup>

Year of construction : 1980

Exposition : Est Sud Ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : Cleaning is

Features :

lift, double glazing, intercom, air conditioning, Manual blinds, Manual shutters, Garage ferme -1, Visitor Parking

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

03/04/2025 - Prix T.T.C



## Apartment 25663 Nice

NICE WEST, Ste Marguerite district &quot;La Plaine&quot;, 3 rooms , cellar and garage: Bright apartment, ideally located 100m from bus stops (Line 17), the Tramway (La Plaine) and shops. This East-Southwest facing property offers beautiful light throughout the day, with a pleasant and spacious living area. A modern and functional open-plan kitchen is fitted. Two comfortable bedrooms and one functional bathroom are also available. Cellar, closed garage on the -1 and visitor parking complete this property. Located in a rapidly expanding area, the district benefits from numerous development projects, which increases its potential for medium and long-term growth. This property benefits from an ideal location for travel and daily amenities. Contact us for more information or to schedule a visit. Possibility of separating the garage for smaller budgets (€20,000). No pending proceedings. Low charges.

Fees and charges :

Annual current expenses 1 836 €

Well condominium

56 lots in the condominium 269 000 € fees included

