

243 000 €

Contact agency

Cot'Ouest Immobilier

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For sale apartment

3 rooms

Surface : 56 m<sup>2</sup>

Surface of the living : 15 m<sup>2</sup>

Year of construction : 1964

Exposition : Est ouest

View : Citadine

Inner condition : a refresh

Standing : residential

Building condition : Cleaning is

Features :

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

2 bedroom

2 terraces

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

27/09/2024 - Prix T.T.C



## Apartment 4974 Nice

NICE WEST Saint Marguerite ELEVATOR / SECURE RESIDENCE / CLOSE TO TRANSPORT, SHOPS AND SCHOOLS / GARAGE / CELLAR The Cot'Ouest Immobilier Promenade agency offers you this 3-room apartment of 56 m<sup>2</sup> ideally located on the 2nd floor of a 5-storey building, benefiting from a double East-West exposure. Enjoy a clear view from your 15 m<sup>2</sup> living room or your 10 m<sup>2</sup> terrace. e. This property has a separate fitted kitchen, two bedrooms each with its own terrace, a bathroom and a separate toilet. The building, built in 1964, has undergone a facade renovation. Its residential standing is accompanied by a secure residence, an elevator and double glazing. Close to all amenities and schools, this apartment requires some updating. Not to be missed! Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) 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 2 520 €

Well condominium

267 lots in the condominium 243 000 € fees included

