

295 000 €

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 : 62 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Year of construction : 2009

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle

Inner condition : NEW

Standing : residential

Building condition : GOOD

Features :

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

2 bedroom

1 terrace

1 shower

1 WC

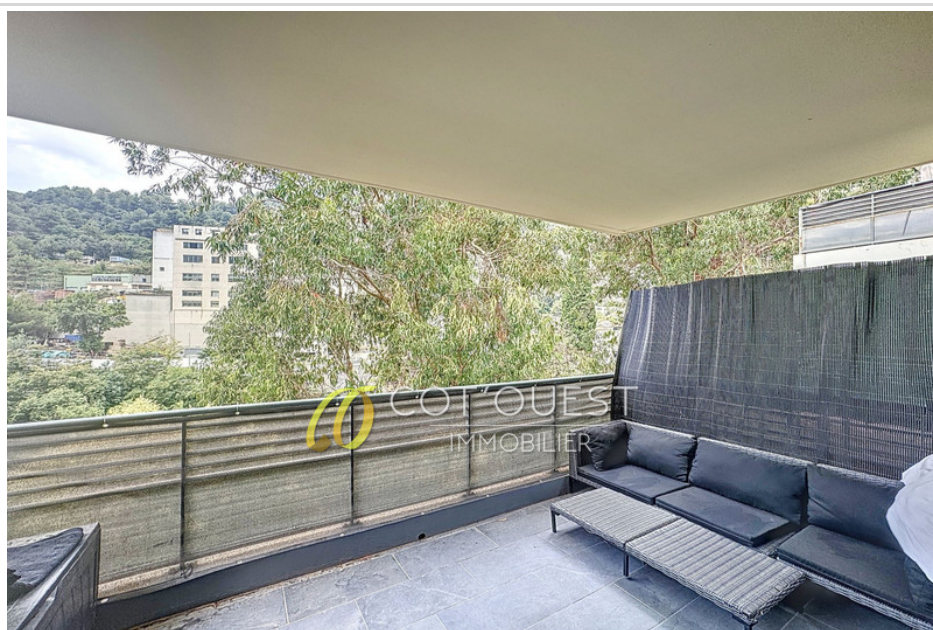
1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

16/08/2024 - Prix T.T.C



## Apartment 4959 Saint-André-de-la-Roche

**SAINT ANDRE DE LA ROCHE 3 ROOMS / COMPLETELY RENOVATED / LARGE TERRACE / NOT OVERLOOKED / BEFORE LAST FLOOR** In a secure residence with swimming pool, the Cot'Ouest Napoléon III agency offers you this pretty 3-room apartment of 62m<sup>2</sup> on the penultimate floor and facing south west. It consists of a beautiful living room with fully equipped open-plan kitchen opening onto a deep terrace of approximately 15m<sup>2</sup>, without any view. Two bedrooms with cupboard, bathroom with walk-in shower, separate WC, entrance/hallway with cupboards. This apartment is sold with a large private parking space (PMR standard) in the basement. 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 Napoleon III Agency. Tel 04 92 29 12 91

Fees and charges :

Annual current expenses 1 740 €

Well condominium

295 000 € fees included

