

559 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

04 92 09 77 20 / info@cotouest-immobilier.com

For sale apartment

4 rooms

Surface : 95 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud est

View : Aperçu mer

Hot water : Collective

Inner condition : excellent

Standing : luxury

Building condition : GOOD

Features :

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

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

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



### Apartment 4928 Nice

For those who aspire to a life of luxury in the chic Fabron district of Nice, this sumptuous 4-room apartment will delight you. Offering a generous surface area of 94 m<sup>2</sup>, this apartment includes 3 bedrooms, a fully equipped American kitchen, as well as a bathroom and a shower room. Located on the 2nd floor of a beautiful 5-storey luxury building dating from 1975, it enjoys a double South-East exposure and offers a glimpse of the sea. Its bright 40 m<sup>2</sup> living room opens onto a beautiful terrace of 25m<sup>2</sup>. Excellent interior condition, double glazing, secure residence, collective heating and hot water are among its quality services. In addition, it has a cellar and is close to schools and amenities. An elevator also facilitates access to this exceptional property.

Fees and charges :

Annual current expenses 3 960 €

Well condominium

80 lots in the condominium 559 000 € fees included

