

235 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

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

For sale apartment

1 room

Surface : 32 m²

Year of construction : 1976

Exposition : Est

View : Aperçu mer

Hot water : Collective

Inner condition : GOOD

Standing : luxury

Building condition : GOOD

Features :

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

1 terrace

1 shower

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

30/12/2024 - Prix T.T.C



### Apartment 5030 Nice

Nice West - LANTERN Exclusivity In the prestigious residence "Les Belles Terres" with swimming pool, clubhouse, park, 24/7 caretaker, tennis, we offer you this pretty 32 m² studio on the top floor/2, in perfect condition, ideal for a first purchase, a pied-à-terre or a rental investment. Upon entering you will find a cupboard offering storage space, a discreet and functional sleeping area, perfect for optimizing the layout of the studio, an American kitchen open to the living room, a shower room with WC. The beautiful 10 m² terrace, in a quiet area with a glimpse of the sea, is a real asset for fully enjoying the outdoors and the Côte d'Azur climate. This studio, ready to be occupied, is a real favorite 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 agency on 04 92 09 77 20.

Fees and charges :

Annual current expenses 2 040 €

Well condominium

235 000 € fees included

