

212 000 €

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 : 29 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Year of construction : 1971

Exposition : Ouest

Hot water : Collective

Inner condition : excellent

Standing : luxury

Building condition : GOOD

Features :

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

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

23/12/2024 - Prix T.T.C



### Apartment 5027 Nice

NICE - Napoleon III STUDIO / SLEEPING AREA / POOL / TENNIS / TERRACE / CLOSE TO AMENITIES We exclusively offer you a lovely studio with a sleeping area and terrace, in the luxurious Arcadia residence on Boulevard Napoléon III. Services: swimming pool, pool house, tennis, gym, library, caretaker. All amenities are within easy walking distance. A cellar completes the whole. Low charges. Ideal second home or rental investment. 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 Napoléon III agency on 04.92.29.12.91

Fees and charges :

Annual current expenses 1 740 €

Well condominium

137 lots in the condominium 212 000 € fees included

