

635 000 €

For sale apartment

4 rooms

Surface : 89 m²

Surface of the living : 29 m²

Year of construction : 2017

Exposition : Sud ouest

View : Dégagée

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : new

Features :

gated, double glazing, lift, air conditioning,
electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

Legal information

635 000 €

Fees paid by the owner, well
condominium(11 lots in the condominium),
annual current expenses 2 208 €
(184 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr



Apartment 4793 Nice

NICE WEST FABRON / EXCLUSIVE / 4 rooms ground floor / open view / garage / close to amenities. The Cot'Ouest Immobilier Belles Terres agency offers you in a small residence of 2017, this magnificent 4-room apartment on the ground floor, facing south, south-west, in absolute calm. This apartment is composed of an entrance, a 30 m² living room-kitchen opening onto a large 20 m² terrace and a 90 m² garden, 3 bedrooms, a bathroom, a shower room and a separate toilet. This property is in very good condition. It is sold with a closed garage. Possibility of 2nd garage extra. This property is brought to you by the Cot'Ouest Immobilier Belles Terres agency. Tel: 04 84 79 07 70 Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 572 and 774 € (reference year 2023)
Document non contractuel - 21/05/2024



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Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949

Code NAF 6831 Z - CGAIM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - *prix H.A.I.