

**399 000 €**

**For sale apartment**

**2 rooms**

**Surface : 50 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Est ouest**

**View : Mer**

**Hot water : Individuelle gaz**

**Inner condition : renovated**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

2 terraces

1 shower

1 WC

**Legal information**

399 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 196 €  
(183 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 4891 Nice

**NICE WEST-L'ARCHET SECTOR 2 ROOMS / CROSSING / GROUND FLOOR / GREEN AND SEA VIEW / SWIMMING POOL / QUIET.** In a secure residence with swimming pool, the Cot'Ouest Immobilier agency presents this 2-room apartment with an area of 51 m<sup>2</sup> on the ground floor. It is composed of an entrance, a living room and equipped kitchen, a hallway, a walk-in shower with toilet, a bedroom with bathtub, two terraces and a garden. The apartment is in excellent condition with quality services. It benefits from a garden and sea view. Collective parking spaces in the residence. **FALLING FOR SOMETHING.** 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 BELLES TERRES agency at 04 84 79 07 70.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 450 and 670 € (reference year 2022)  
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