

223 000 €

**For sale apartment**

**2 rooms**

**Surface : 48 m²**

**Surface of the living : 30 m²**

**Exposition : Sud ouest**

**View : Aperçu mer**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school  
and amenities, air conditioning

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

#### Legal information

223 000 €

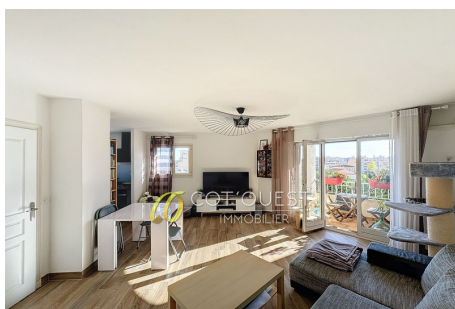
Fees paid by the owner, well condominium,  
annual current expenses 1 164 €  
(97 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



#### Apartment 4869 Nice

NICE WEST California - Near Promenade des Anglais 2 ROOMS / SEA VIEW / GARAGE / CELLAR / IDEAL RENTAL INVESTMENT NEW - EXCLUSIVE! The Cot'Ouest Immobilier Napoléon III agency offers you this very beautiful 2 room apartment of 48m² on the 1st floor of a small, very well maintained and secure condominium a few minutes walk from the Promenade des Anglais and the shops of Carras. It consists of an entrance with cupboard, a beautiful living room with fitted kitchen, a shower room, separate WC, as well as a balcony of approximately 4m². Facing south west, this apartment is extremely bright. No work needed. A large garage and a cellar complete this property. Close to Edhec, tram and all amenities! 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 Napoléon III Agency Tel 04 92 29 12 91

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Document non contractuel - 19/05/2024



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