

439 000 €

**For sale apartment**

**3 rooms**

**Surface : 79 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Year of construction : 1981**

**Exposition : Ouest**

**View : Verdure**

**Hot water : Collective au gaz**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : good**

**Features :**

cellar, Local motos et vélo, double glazing, near school and amenities, Bus et navette, lift, air conditioning, pool, electric shutters, alarm

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 cellar

**Legal information**

439 000 €

Fees paid by the owner, well condominium, annual current expenses 4 680 € (390 € 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 4885 Nice

**NICE WEST FABRON:** Luxury residence with splendid swimming pool 3 rooms 79 m<sup>2</sup> on raised garden level of 72 m<sup>2</sup> facing west in a quiet area with swimming pool, air-conditioned living room with fitted kitchen of 35 m<sup>2</sup>, 2 bedrooms with cupboards giving access to the garden, a bathroom bathroom, a shower room and toilet, a dressing room, excellent interior services. This property is sold with a garage and a cellar. This property is offered to you by the Cot'ouest real estate agency promenade

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 660 and 894 € (reference year 2021)  
Document non contractuel - 06/05/2024

