

**330 000 €**

**For sale apartment**

**2 rooms**

**Surface : 62 m²**

**Surface of the living : 30 m²**

**Exposition : Sud est**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : Bourgeois**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school and amenities, lift, air conditioning, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Legal information**

330 000 €

Fees paid by the owner, well condominium, annual current expenses 2 400 € (200 € 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 4967 Nice

NICE WEST Carras / California 3 rooms / 63m² / Near tramway and Promenade / Terrace 20m² / Parking / Cellar 100 meters from the tramway and the Promenade des Anglais (private access via a pedestrian passage), in a luxury residence (secure domain), the Cot'Ouest Immobilier Promenade agency offers you this large 2-room apartment of 63 m². Currently configured as 2 rooms with the possibility of transforming it into 3 rooms, this apartment has a bright and spacious interior easily adaptable to your needs. All the rooms overlook a deep TERRACE of 20 m² not overlooked, constituting an ideal outdoor space for enjoying the sunny climate of the Côte d'Azur. This property is sold with private PARKING and a cellar. Other services : Double glazing, electric shutters, bedroom 14 m², living room 23 m² with adjoining hall of 10 m², numerous cupboards, possibility of creating a second bedroom, high ceilings. Contact us now to arrange a visit.

Information on...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
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Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice  
Tél. 04 92 09 77 20 - Fax. 04 93 28 82 41 - [info@cotouest-immobilier.com](mailto:info@cotouest-immobilier.com)

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

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