

374 000 €

**For sale apartment**

**2 rooms**

**Surface : 76 m<sup>2</sup>**

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

**Year of construction : 1980**

**Exposition : Sud ouest**

**View : Aperçu mer**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : luxury**

**Building condition : Ravalement fait**

**Features :**

Cave et garage, gated, double glazing,  
near school and amenities, caretaker, lift,  
air conditioning, Piscine et terrain boules,  
Volets roulants et store électrique, piscine  
et jardin d'enfants

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

**Informations légales**

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Honoraires à la charge du vendeur, well  
condominium, aucune procédure en cours,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 4884 Nice

NICE WEST FABRON, Secure luxury residence with pool guard and kindergarten  
Large 2-room apartment 76 m<sup>2</sup> on the raised ground floor with 33m<sup>2</sup> terrace facing  
south west with open view of greenery and quiet sea view, living room 23 m<sup>2</sup>  
opening onto terrace with gate giving access to the swimming pool and tree-lined  
garden with bowling green, kitchen independent equipped with adjoining  
storeroom excellent interior services. This property is offered to you with a garage  
as well as a cellar adjoining the garage.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 690 and 980 € (reference year 2021)  
Document non contractuel - 30/04/2024

