

280 000 €

**For sale apartment**

**2 rooms**

**Surface : 44 m²**

**Surface of the living : 18 m²**

**Year of construction : 1966**

**Exposition : Sud est**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : good**

**Standing : semi-luxury**

**Building condition : good**

**Features :**

cellar, gated, near school and amenities,  
caretaker, lift, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

#### Legal information

280 000 €

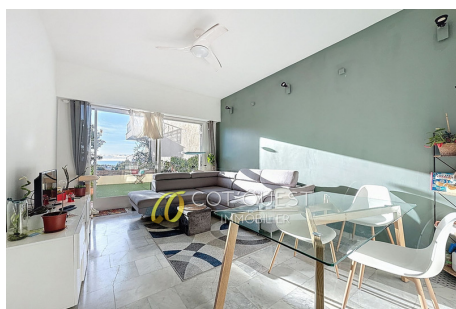
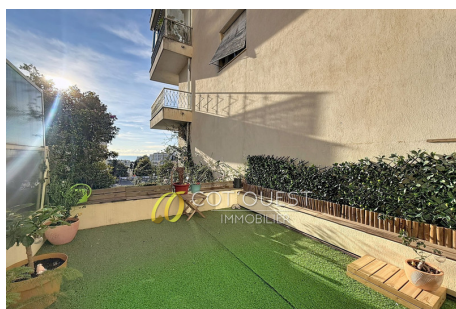
Fees paid by the owner, well condominium,  
annual current expenses 2 525 €  
(210 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment 5193 Nice

NICE WEST - Napoléon III 2-room apartment / Terrace / sea view / parking / cellar / close to amenities Exclusive! Discover this beautiful two-room apartment located on the garden level of a secure residence with a concierge, swimming pool, and green spaces. The apartment enjoys plenty of natural light and features a large terrace from which you can admire the sea view. The property includes an entrance hall with storage, a separate kitchen, a spacious bedroom with a built-in closet, a bathroom with toilet, and a large living room opening onto the terrace. It comes with a private parking space and a cellar. A bus stop is right at the entrance of the residence, and all amenities are within immediate reach. The Promenade des Anglais is a 5-minute drive or a 20-minute walk away. Perfect for first-time buyers or as a pied-à-terre. Information about the risks this property may be exposed to is available on the Géorisques website:...

Document non contractuel - 06/02/2026



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.