

480 000 €

**For sale apartment**

**2 rooms**

**Surface : 67 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Collective**

**Inner condition : good**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

**Informations légales**

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Honoraires à la charge du vendeur, well condominium(100 lots in the condominium), annual current expenses 3 000 € (250 € par mois), 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 4796 Nice

NICE CENTER THE Port 3 Rooms / Quiet / Open View / terrace / Cellar. A real favorite, in a recent building on the top floor, the Cot'Ouest Immobilier Promenade agency offers you this superb 3-room apartment with 70 m<sup>2</sup> of living space. It has a south-west facing terrace with a clear view of the castle hill, in a quiet area. In good general condition, the port of Nice 5 minutes on foot, Possibility of liberal profession. Numerous development possibilities. Possibility of acquiring a garage in the basement. 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 offered to you by the Cot'ouest real estate Promenade agency on 04.92.09.77.20.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1430 and 1980 € (reference year 2021)  
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