

209 000 €

**For sale apartment**

**2 rooms**

**Surface : 41 m²**

**Exposition : Sud est**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : to modernize**

**Standing : residential**

**Building condition : good**

**Features :**

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

1 bedroom

1 shower

1 WC

1 cellar



## Apartment 5026 Nice

**NICE WEST Saint Augustin 2 ROOMS / TOP FLOOR / SEA VIEW / QUIET / AMENITIES** In a secure condominium, close to all amenities, this beautiful 2-room apartment on the top floor, facing South East with a sea view of Cap-Ferrat, offers you a beautiful living room with semi-equipped American kitchen, a large bedroom, plenty of storage space and a balcony closed by an 8m² veranda bringing the living space to 50m². A cellar completes this property and you benefit, in this residence, from secure collective parking. Property tax: €947

### Legal information

209 000 €

Fees paid by the owner, well  
condominium(200 lots in the  
condominium), annual current expenses  
1 620 € (135 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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