

165 000 €

**For sale apartment**

**2 rooms**

**Surface : 44 m²**

**Surface of the living : 17 m²**

**Year of construction : 1975**

**Exposition : Nord ouest**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Features :**

cellar, double glazing, lift, air conditioning

1 bedroom

1 terrace

1 shower

1 WC

1 cellar



## Apartment 5108 Nice

NICE WEST Saint Augustin 2 Rooms / Floor / Close to amenities Unique opportunity to seize in Nice in the residential district of Saint Augustin! Charming 2-room apartment of 44 m², built on the 2nd floor of a building constructed in 1975 and composed of 8 floors, facing North-West while being bright. The apartment has a 17m² living room with a balcony, a separate fitted kitchen, a bedroom, a shower room and a toilet. This property offers quality services such as double glazing, an elevator and reversible air conditioning. Individual electric hot water and individual heating. The interior condition is good, ideal for investors or first purchase! Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the Cot'ouest immobilier Promenade agency at 04.92.09.77.20

### Legal information

165 000 €

Fees paid by the owner, well condominium (110 lots in the condominium), annual current expenses 1 740 € (145 € 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) : B  
Estimated annual energy between 400 and 600 € (reference year 2024)  
Document non contractuel - 09/07/2025

