



## Tél. 04 92 09 77 20

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## 179 000 €

For sale apartment 2 rooms Surface : 32 m<sup>2</sup> Surface of the living : 13 m<sup>2</sup> Year of construction : 2010 Exposition : Sud est View : Jardin Hot w ater : Collective Inner condition : a refresh Standing : luxury Building condition : good Features : gated, double glazing, near school and amenities, lift

- 1 bedroom
- 1 terrace
- 1 show er
- 1 WC

## Legal information 179 000 €

Fees paid by the owner, well condominium(37 lots in the condominium), annual current expenses  $840 \in$ (70  $\in$  monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

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## Apartment 5052 Nice

NICE WEST SAINTE MARGUERITE 2 ROOMS / FLOOR / DEEP TERRACE / QUIET / CLOSE TO AMENITIES Magnificent 2-room apartment ideally located in Nice in the popular Sainte Marguerite district. Located on the 2nd floor of a recent 4-storey building, this property offers an area of 32 m<sup>2</sup>, completed by a beautiful deep terrace of 12 m<sup>2</sup>. The South-East exposure gives you exceptional brightness and a pleasant view of the garden. The apartment consists of a 13 m<sup>2</sup> living room, a bedroom, a shower room with WC, a fitted American kitchen. Secure residence close to all amenities and schools. An opportunity not to be missed! This property is presented to you by the Cot'ouest immobilier Promenade agency on 04.92.09.77.20

Energy class (dpe) : C - Emission of greenhouse gases (ges) : D Document non contractuel - 30/04/2025





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 Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949 Code NAF 6831 Z - CGAIM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - \*prix H.A.I.