

249 000 €

For sale apartment

2 rooms

Surface : 55 m²

Surface of the living : 35 m²

Year of construction : 2009

Exposition : Sud ouest

View : Citadine

Hot water : Individuelle

Inner condition : renovated

Standing : residential

Features :

gated, double glazing, near school and amenities, lift, electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Legal information

249 000 €

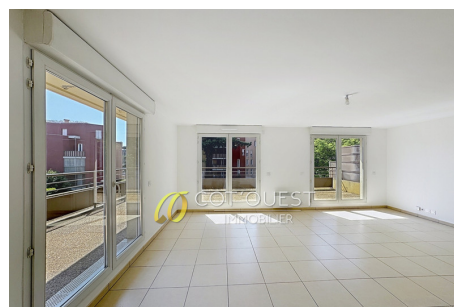
Fees paid by the owner, well condominium (46 lots in the condominium), annual current expenses 1 560 € (130 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 5059 Nice

NICE WEST - Sainte-Marguerite 2 ROOMS / TERRACE 36m² / GARAGE / CLOSE TO SHOPS AND TRANSPORT The COT'OUEST Immobilier Napoléon III agency offers you this lovely and spacious 2-room apartment located in a secure residence built in 2009. This 56 m² apartment offers a pleasant and functional living environment. On the 2nd floor, it features a 36 m² corner terrace, ideally facing southwest, perfect for enjoying the sun all day long. The interior of the apartment is bathed in light and includes a living room/kitchen (empty) of 35m², a bedroom with closet, a bathroom and a separate toilet. A garage completes this property. The location is ideal: close to shops, public transport (bus and tram), and a kindergarten accessible on foot in a few seconds. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr This property is presented to you by the COT'OUEST Immobilier Napoléon III agency...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Document non contractuel - 03/05/2025



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