

297 000 €

**For sale apartment**

**3 rooms**

**Surface : 66 m²**

**Surface of the living : 18 m²**

**Year of construction : 1972**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : good**

**Standing : improved plan**

**Building condition : good**

**Features :**

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

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

#### Legal information

297 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 640 €  
(220 € monthly), Condo : current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment 5111 Nice

NICE WEST Carras district 3 Rooms / Crossing / Close to Amenities / South Facing / Terrace / Cellar 200 meters from the beaches of the famous Promenade des Anglais, located near the shopping district of Carras, between the airport and the city center connected by the tram, the Cot'Ouest real estate agency offers you this beautiful 3-room apartment of 66 m². On the 6th floor of a residence with caretaker, this south-facing apartment benefits from a lovely sea view and optimal sunshine. In good general condition, this apartment consists of an entrance hall with closet, a beautiful living room opening onto a sea view terrace, a large fully equipped kitchen, two bedrooms with closets, a shower room and a separate toilet. A CELLAR completes this property. 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...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1160 and 1590 € (reference year 2023)  
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